SCARBOROUGH

Industrial Vacant Land

INDUSTRIAL VACANT LAND

ECONOMIC DEVELOPMENT DEPARTMENT
CITY OF SCARBOROUGH
SUITE 700
100 CONSILIUM PLACE
SCARBOROUGH, ONTARIO
M1H 3E3

SAAD GHANEM, P.Eng., C.I.D., Ec.D.
Commissioner

Prepared by the
ECONOMIC RESEARCH DIVISION

ARIE ASHKENAZY, B.A., M.A.
Director

NEIL D. FARMER
Research Development Analyst

March 1991

PRINTED ON RECYCLED PAPER

91-06483/

CONTENTS

	Page
Preface	
Population	1
Scarborough's Employment Structure	2
The Employment Structure in Scarborough's Industrial Districts	3
The Manufacturing Sector in Scarborough's Industrial Districts	7
Absorption of Industrial Land and Employment Generation in Scarborough's Industrial Districts	10
Zoning Classifications	11
Map of Scarborough's Industrial Districts	12
Scarborough's Industrial Vacant Land	
Introduction	13
Birchmount Park	14
Centennial	16
Coronation Drive	20
Dorset Park	22
Ellesmere	24
Golden Mile	26
Knob Hill	28
Malvern	30
Marshalling Yard	32
Milliken	36
Neilson	41
Oakridge	43
Progress West	45
Progress East	48
Rouge	52
South Agincourt	57
Steeles	59
Tapscott	61
Wexford	68

PREFACE

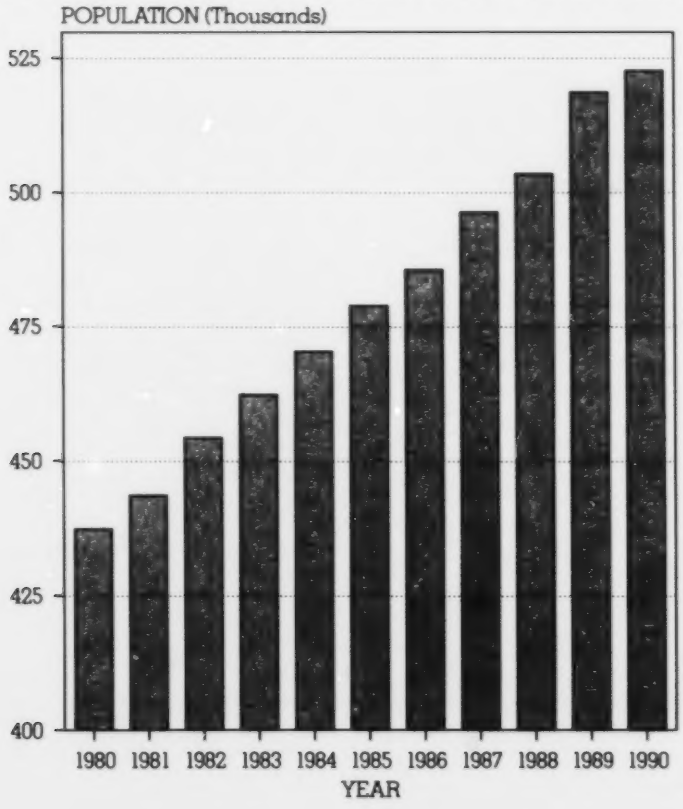
POPULATION

The City of Scarborough is the fastest growing municipality in Metropolitan Toronto. In 1990, Scarborough's population was close to 520,000 making it the third largest municipality in Metropolitan Toronto and the seventh largest city in Canada.

Scarborough's Population 1980 to 1990	
1990	518,000
1989	511,000
1988	503,000
1987	496,000
1986	*484,676
1985	478,000
1984	470,000
1983	462,000
1982	454,000
1981	*443,353
1980	437,000

*Statistics Canada, Census 1981, 1986.

SCARBOROUGH'S POPULATION GROWTH



SCARBOROUGH'S EMPLOYMENT STRUCTURE

Employment in Scarborough is dominated by the Office and Manufacturing segments. In 1989, the Office segment employed over 57,000 people while the Manufacturing segment employed over 56,000 people. Between 1983 and 1989, all segments of employment in Scarborough experienced healthy increases with Scarborough outperforming Metro Toronto in percentage employment gains in all segments. Scarborough's percentage employment growth was almost double that of Metro Toronto's between 1983 and 1989.

Total Employment, Scarborough and Metro Toronto, 1983 and 1989

	Scarborough					Metro Toronto			
	(1) 1983	(2) 1989	Change (2) - (1)	% Change		(1) 1983	(2) 1989	Change (2) - (1)	% Change
Office	38102	57203	19101	50		458390	614771	156381	34
Manufacturing	41570	56044	14474	35		244060	247542	3482	1
Institutional	15449	21718	6219	40		130581	159930	29349	22
Retail	21513	29994	8481	40		133581	154835	21254	16
Service	16859	22457	5598	34		117808	145975	28167	24
Other	2384	5457	3073	129		19251	33759	14508	76
Total	135877	192873	56946	42		1103671	1356812	253141	23

Source: Metro Toronto Planning Department, Research Division, 1990.

THE EMPLOYMENT STRUCTURE IN SCARBOROUGH'S INDUSTRIAL DISTRICTS

Employment in Scarborough's industrial districts increased by over 36,000 employees or 46.2% between 1985 and 1990. This produced an annual increase of over 7,000 employees or 9.2% in these five years.

Businesses in Scarborough's industrial districts can locate in an industrial mall or in a self contained single site. In 1990, employment in industrial malls accounted for 49.1% of the total employment in the industrial districts. Employment in the industrial malls has increased by 29,177 or 108.8% since 1985 when employment accounted for 34.4% of the total employment in Scarborough's industrial districts.

Although Scarborough's industrial districts are designated primarily as manufacturing locations, other sectors of the economy are well represented in the industrial districts. The largest increase in employment was found in the Services sector which gained over 13,000 employees between 1985 and 1990. Other sectors which did well during this time were Transportation which gained almost 4,500 jobs and Retail Trade which gained almost 4,000 jobs.

The Business services group represents almost 57% of the total employment in the Services sector. From 1985 to 1990, employment in the Business services group increased by over 7,000 employees. The Business services group includes activities such as computer programming, commercial photography, data processing, management consulting, etc.

The large gain in employment in the Service sector should not be surprising considering the shift the Canadian economy is experiencing from a manufacturing based economy to a service based economy.

EMPLOYMENT IN SCARBOROUGH'S INDUSTRIAL DISTRICTS 1985 & 1990

Industrial District	(1) 1985 Employment	(2) 1990 Employment	Change (2) - (1)
Birchmount	1362	1592	230
Centennial	304	291	-13
Coronation	1128	1383	255
Dorset Park	6470	7102	632
Ellesmere	4014	5567	1553
Golden Mile	16356	20318	3962
Knob Hill	960	1551	591
Malvern	2447	2489	42
Marshalling Yard	8654	14124	5470
Milliken	4004	7507	3503
Neilson	1225	3420	2195
Oakridge	3437	3365	-72
Progress East	6034	9389	3355
Progress West	6224	8527	2303
Rouge	419	1615	1196
South Agincourt	1371	1869	498
Steeles	2704	3552	848
Tapscott	2344	10523	8179
Wexford	8554	9902	1348
All Districts	78011	114086	36075

Source: City of Scarborough Economic Development Department, Economic Research Division, 1991.

EMPLOYMENT IN SCARBOROUGH'S INDUSTRIAL MALLS
SCARBOROUGH'S INDUSTRIAL DISTRICTS, 1985 & 1990

Industrial District	(1) 1985 Employment	(2) 1990 Employment	Change (2) - (1)
Birchmount	149	463	314
Centennial	0	83	83
Coronation	200	363	163
Dorset Park	2503	3691	1188
Ellesmere	814	1697	883
Golden Mile	2850	6694	3844
Knob Hill	662	864	202
Malvern	1131	1340	209
Marshalling Yard	3910	8061	4151
Milliken	2206	5364	3156
Neilson	260	1336	1076
Oakridge	1232	718	-514
Progress East	3666	7373	3707
Progress West	2627	3707	1080
Rouge	54	1146	1092
South Agincourt	512	1014	502
Steeles	1562	2529	967
Tapscott	947	7098	6151
Wexford	1539	2462	923
All Districts	26826	56003	29177

Source: City of Scarborough Economic Development Department, Economic Research Division, 1991.

EMPLOYMENT IN SCARBOROUGH'S INDUSTRIAL SINGLE SITES
SCARBOROUGH'S INDUSTRIAL DISTRICTS, 1985 & 1990

Industrial District	(1) 1985 Employment	(2) 1990 Employment	Change (2) - (1)
Birchmount	1213	1129	-84
Centennial	304	208	-96
Coronation	928	1020	92
Dorset Park	3967	3411	-556
Ellesmere	3200	3870	670
Golden Mile	13506	13624	118
Knob Hill	298	687	389
Malvern	1316	1149	-167
Marshalling Yard	4744	6063	1319
Milliken	1798	2143	345
Neilson	965	2084	1119
Oakridge	2205	2647	442
Progress East	2368	2016	-352
Progress West	3597	4820	1223
Rouge	365	469	104
South Agincourt	859	855	-4
Steeles	1142	1023	-119
Tapscott	1397	3425	2028
Wexford	7015	7440	425
All Districts	51187	58083	6896

Source: City of Scarborough Economic Development Department, Economic Research Division, 1991.

EMPLOYMENT BY SECTOR
SCARBOROUGH'S INDUSTRIAL DISTRICTS
1985 & 1990

Sector	(1) 1985 Employment	(2) 1990 Employment	Change (2) - (1)
Construction	3833	5534	1701
Manufacturing	44583	51451	6868
Transportation	4378	8872	4494
Wholesale Trade	7971	10387	2416
Retail Trade	7110	11012	3902
Finances	3822	6641	2819
Services	5168	18694	13526
Public Administration	1146	1495	349
Total	78011	114086	36075

Source: City of Scarborough Economic Development Department, Economic Research Division, 1991.

EMPLOYMENT IN THE SERVICE SECTOR
SCARBOROUGH'S INDUSTRIAL DISTRICTS
1985 & 1990

Group	(1) 1985 Employment	(2) 1990 Employment	Change (2) - (1)
Accommodation	560	685	125
Personal Services	239	857	618
Business Services	1689	8776	7087
Auto Repair	666	2072	1406
Miscellaneous Repair	614	2372	1758
Cinema	44	94	50
Amusement Services	64	165	101
Health Services	579	1273	694
Legal Services	0	101	101
Educational Services	68	771	703
Social Services	85	72	-13
Cultural	0	4	4
Membership Org.	164	397	233
Miscellaneous Services	396	1055	659
Total	5168	18694	13526

Source: City of Scarborough Economic Development Department, Economic Research Division, 1991.

EMPLOYMENT DENSITIES
SCARBOROUGH'S INDUSTRIAL DISTRICTS
1985 & 1990

Industrial District	(1) Employees/ha 1985	(2) Employees/ha 1990	Change (2) - (1)
Birchmount	53.2	62.7	9.5
Centennial	5.1	8.8	3.7
Coronation	17.6	18.8	1.2
Dorset Park	65.0	71.0	6.0
Ellesmere	43.8	64.8	21.0
Golden Mile	80.5	78.4	-2.1
Knob Hill	13.0	18.6	5.6
Malvern	46.6	47.6	1.0
Marshalling Yard	26.9	40.7	13.8
Milliken	36.9	58.4	21.5
Neilson	36.0	61.6	25.6
Oakridge	46.9	45.5	-1.4
Progress East	59.4	83.1	23.7
Progress West	50.9	69.1	18.2
Rouge	3.6	20.2	16.6
South Agincourt	29.4	36.4	7.0
Steeles	47.7	62.5	14.8
Tapscott	13.5	48.4	34.9
Wexford	70.2	81.0	10.8
All Districts	39.3	54.8	15.5

Source: City of Scarborough Economic Development Department, Economic Research Division, 1991.

Employment densities are calculated by dividing the number of employees found in each industrial district by the land occupied (in hectares) of existing businesses in the industrial district. The increasing employment densities found in Scarborough's industrial districts are a result of existing businesses using their land more intensively and new commercial/office development locating in the industrial districts. The high employment density of the Progress East industrial district can be explained by the Consilium office complex found in the district. Future office development in the Progress industrial district and other industrial districts will produce noticeable increases in employment density.

THE MANUFACTURING SECTOR IN SCARBOROUGH'S INDUSTRIAL DISTRICTS

The Manufacturing sector is very important to Scarborough in many ways including job creation and tax revenue. The Manufacturing sector is able to create jobs through the multiplier effect in which jobs are created in the Retail Trade and Services sectors to support the Manufacturing sector. This sector is the largest employer in the industrial districts and currently occupies over 530 hectares of land. In 1990, over 51,000 people were employed in this sector, a gain of almost 7,000 employees from 1985. The six Industrial Groups in the Manufacturing sector (excluding Miscellaneous industrial groups) with the highest employment levels in 1990 were:

- Electronic & Electrical equipment with 7,241 employees
- Fabricated Metal products with 5,879 employees
- Publishing and Printing with 4,927 employees
- Machinery with 4,047 employees
- Food and Beverage products with 3,929 employees
- Chemical and Chemical products with 3,825 employees

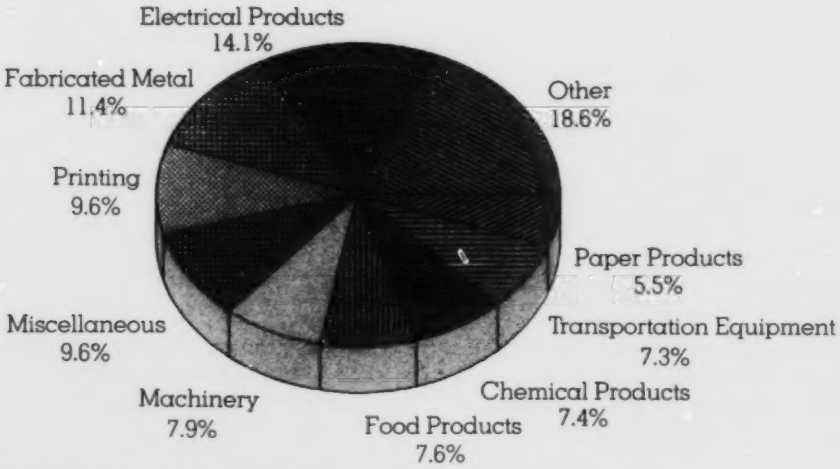
Of the 18 industrial groups in the Manufacturing sector (excluding Miscellaneous industrial groups), 12 group experienced increases in employment and six experienced decreases in employment between 1985 to 1990. The Industrial groups with the largest increases in employment were Fabric Products, Publishing and Printing, and Furniture and Fixtures.

EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR SCARBOROUGH'S INDUSTRIAL DISTRICTS 1985 & 1990

Industrial Group	(1) 1985 Employment	(2) 1990 Employment	Change (2) - (1)
Food and Beverage Products	3279	3929	650
Tobacco Products	0	7	7
Textile Mill Products	549	934	385
Fabric Products	780	1983	1203
Wood and Lumber Products	1277	1280	3
Furniture and Fixtures	921	1882	961
Paper Products	3157	2843	-314
Publishing and Printing	3779	4927	1148
Chemical and Chemical Products	4186	3825	-361
Petroleum Refining	358	727	369
Rubber and Plastic Products	2118	1854	-264
Leather Products	253	107	-146
Non-Metallic Mineral Products	1397	697	-700
Primary Metal Products	540	594	54
Fabricated Metal Products	5163	5879	716
Machinery	4935	4047	-888
Electronic and Electrical Products	6503	7241	738
Transportation Equipment	3094	3758	664
Miscellaneous Industrial Groups	2294	4937	2643
Total	44583	51451	6868

Source: City of Scarborough Economic Development Department, Economic Research Division, 1991.

MANUFACTURING EMPLOYMENT IN SCARBOROUGH'S INDUSTRIAL DISTRICTS 1990



Source: City of Scarborough Economic Development Department, Economic Research Division, 1991.

SCARBOROUGH'S COMPETITIVE ADVANTAGE IN MANUFACTURING

In terms of industrial land, Scarborough has two major advantages over competing municipalities:

1. Strategically located, high quality industrial land.

2. Sufficient demand for industrial sites.

Scarborough is part of the most significant urban-industrial complex in Canada. As part of Metropolitan Toronto in particular and the Toronto Centred Region in general, Scarborough employs several advantages compared to locations situated outside of the region. They are:

1. A large, well trained and motivated labour force
2. Easy access to the largest markets in Canada
3. Good access to the U.S.A.
4. A well developed transportation infrastructure
5. An extensive network of business services and supplies
6. An established industrial base
7. An excellent education system ranging from elementary schools to Colleges and Universities
8. Advanced research facilities located in post-secondary institutions
9. A diversified cultural makeup of Scarborough's communities
10. A vibrant and exciting entertainment fabric
11. A full range of medical facilities and services
12. A high quality of life

Within the Toronto Centred Region, the City of Scarborough offers several advantages. These include:

1. Scarborough is part of the largest population base in Canada
2. Scarborough continues to expand in terms of population and employment opportunities
3. Scarborough is located adjacent to areas experiencing rapid growth
4. Scarborough is located adjacent to existing industrial complexes within Metropolitan Toronto
5. Scarborough has high quality vacant land
6. Scarborough has an excellent public transportation system
7. Scarborough has land available for residential, commercial, and industrial growth

TWENTY MAJOR INDUSTRIAL EMPLOYERS

Company	Number of Employees
General Motors of Canada Ltd. Vehicles	2700
Philips Electronics Ltd. Electronic Equipment	1200
Atlantic Packaging Products Ltd. Packaging Material	990
Honeywell Ltd. Automated Control Systems	963
Cliffside Utility Contractors Ltd. Contractors	748
Drug Trading Co. Ltd. Pharmaceuticals	720
Laura Secord Inc. Confectionery	630
A.G. Simpson Co. Ltd. Heavy Metal Stamping	600
Noma Inc. Lites, Industrial Cords	520
Guild Electric Ltd. Contractors	500
Novopharm Ltd. Pharmaceuticals	494
Trench Electric Electrical Transformers	482
Griffith Laboratories Ltd. Food Products	480
Adams Brands Inc. Confectionery	430
Toyota Canada Inc. Vehicals	425
Crouse Hinds Electrical Equipment, Casting	400
Warner-Lambert Canada Ltd Pharmaceuticals	400
A.F.G. Glass Glass	380
Cinram Ltd. Electronic Equipment	375
Scepter Manufacturing Co. Ltd. Plastic Products	350

ABSORPTION OF INDUSTRIAL LAND AND EMPLOYMENT GENERATION IN SCARBOROUGH'S INDUSTRIAL DISTRICTS

There are 827.6 hectares (2,045.0 acres) of undeveloped industrial land in the City of Scarborough's industrial districts. Firms wishing to located in Scarborough may develop a vacant site or locate on an existing single site or in an industrial mall unit which is not occupied. Scarborough is the only municipality in Metropolitan Toronto which has such a wide range of industrial sites available.

From 1975 to 1990 average the absorption rate of industrial land in Scarborough's industrial districts was 42.0 hectares (103.9 acres) per year. During years of economic recession (1982 to 1983), the absorption of industrial land has traditionally been lower than during years of economic expansion (1986 to 1988). With the current rate of absorption and supply of vacant industrial land, the City of Scarborough should have an adequate supply of vacant industrial land for approximately 20 years.

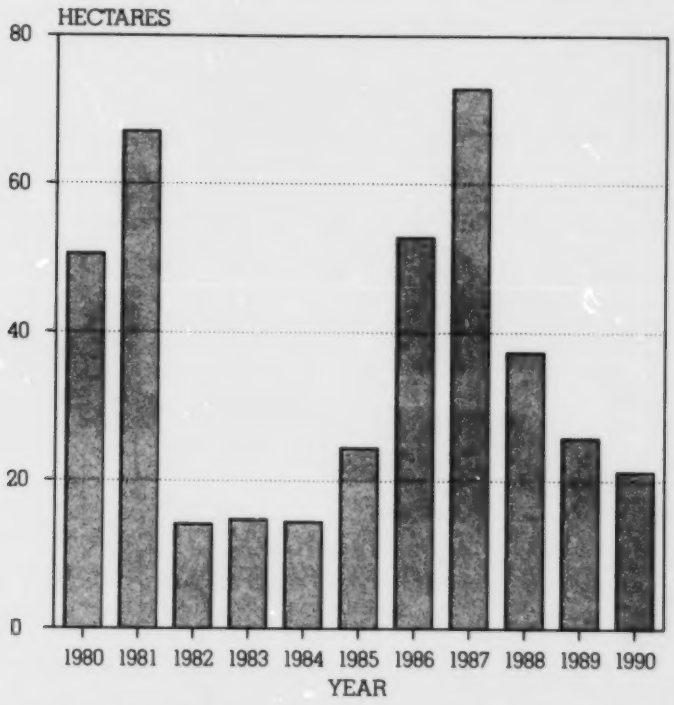
The employment generation potential of the vacant industrial land is quite substantial. It is estimated that the vacant industrial land will support over 40,000 new jobs with an additional 40,000 indirect jobs created for a total of over 80,000 new jobs in the City of Scarborough. This large addition of jobs in the northern part of the City will support a variety of new services and activities.

The agglomeration economies resulting from an expanding industrial base would tend to benefit existing and new industries alike. Apart from employment considerations, new industrial developments will generate significant tax revenue for the City of Scarborough providing for the maintenance and upgrading of services to the citizens of Scarborough.

ABSORPTION OF INDUSTRIAL LAND SCARBOROUGH'S INDUSTRIAL DISTRICTS 1975 TO 1990

Year	Hectares	Acres
1990	21.1	52.1
1989	25.5	63.0
1988	37.2	91.9
1987	72.4	178.9
1986	52.6	130.0
1985	24.3	60.0
1984	14.4	35.6
1983	14.6	36.1
1982	13.9	34.4
1981	66.8	165.1
1980	50.2	124.0
1979	59.9	148.0
1978	49.0	121.1
1977	67.6	167.0
1976	34.0	84.0
1975	69.2	171.0
Annual Average	42.0	103.9

ABSORPTION OF INDUSTRIAL LAND SCARBOROUGH'S INDUSTRIAL DISTRICTS 1980 TO 1990

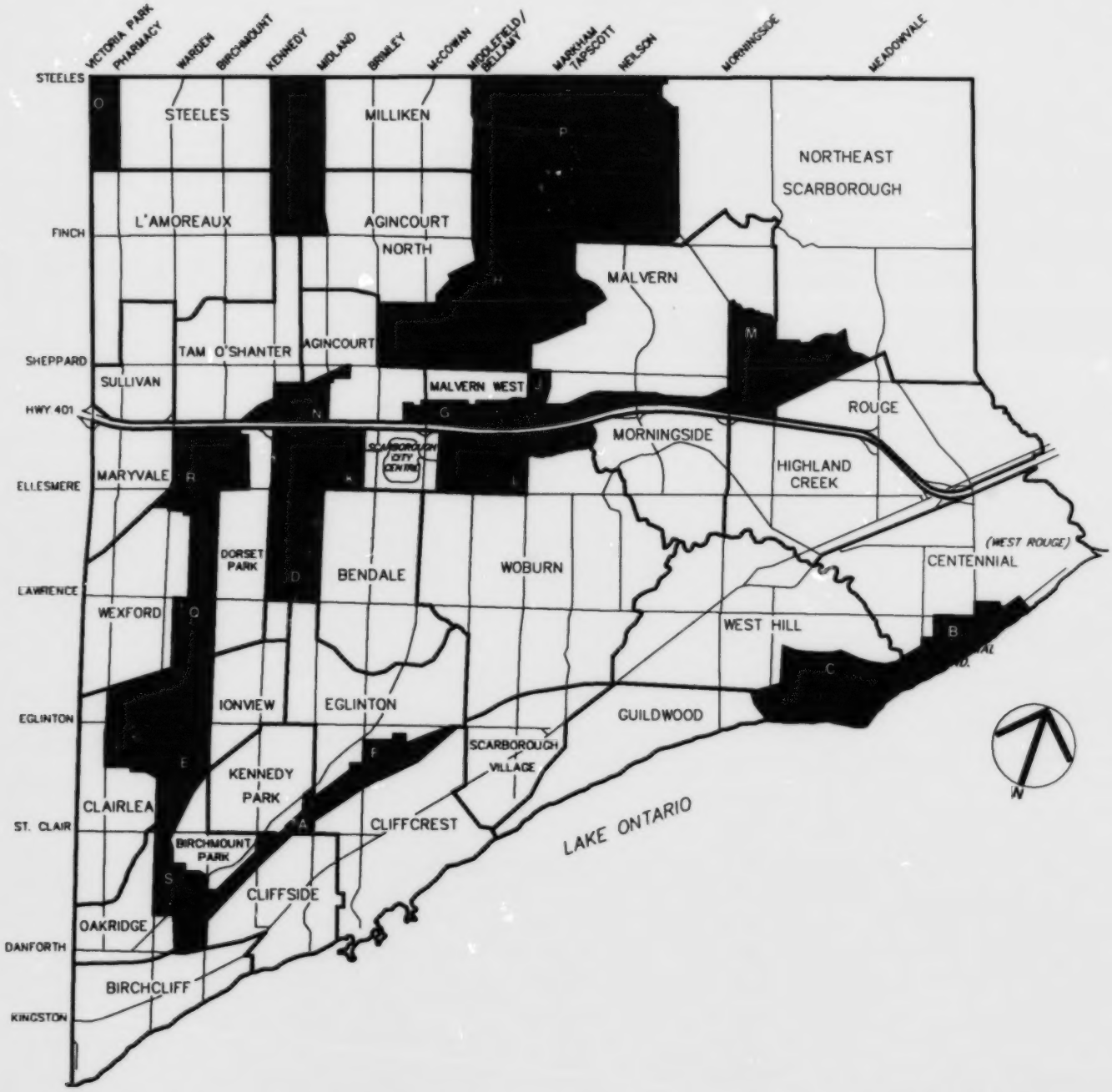


ZONING CLASSIFICATIONS

The specific definition for each zoning class differs for each industrial district By-law. For more detailed zoning information on a specific site, the City of Scarborough Planning and Buildings Department should be contacted at (416) 396-7304. The following is a list of the zoning classifications used in this brochure.

M	Industrial Uses
MG	General Industrial Uses
MS	Special Industrial Uses
MC	Industrial Commercial Uses
MDC	Industrial District Commerial Uses
HC	Highway Commercial Uses
ME	Mixed Employment
OU	Office Uses
VSO	Vehical Sales Outlet
IPU	Institutional Public Utilites
E	Employment Uses
C	Commercial Uses
RU	Recreational Uses
CF	Community Facilities
AG	Agricultural Uses
H	Holding Provision
A	Apartment
I-SW	Institutional – Social Welfare

CITY OF SCARBOROUGH
INDUSTRIAL DISTRICT MAP



INDUSTRIAL DISTRICTS

- **A** Birchmount Park
- **B** Centennial
- **C** Coronation Drive
- **D** Dorset Park
- **E** Golden Mile
- **F** Knob Hill
- **G** Malvern
- **H** Marshalling Yard
- **I** Milliken
- **J** Neilson
- **K** Progress West
- **L** Progress East
- **M** Rouge
- **N** S. Agincourt
- **O** Steeles
- **P** Tapscott
- **Q** Wexford
- **R** Ellesmere
- **S** Oakridge

SCARBOROUGH'S INDUSTRIAL VACANT LAND

INTRODUCTION

There are 18 industrial districts in the City of Scarborough. In the Industrial Vacant Land brochure, the Progress Industrial District is divided into east and west components. The industrial districts contain the vast majority of industrial activity in the City as well as commercial and other activities.

This brochure lists the number of vacant sites in each industrial district as well as the owner's name and address, solicitors name where applicable, location of site, site area, zoning of site, and the servicing of the site. With respects to the servicing of the vacant site, a site is generally considered serviced if there is a road to the boundary of the site, there is a sanitary sewer to the boundary of the site, and there is a water line to the boundary of the site. Individual industrial district maps are also included to illustrate the location of the industrial vacant sites.

There are presently 827.6 hectares (2,045.0 acres) of industrial vacant land in the City of Scarborough's industrial districts. Most of the vacant land, 743.6 hectares (1,837.4 acres), is found north of Highway 401. The majority of the vacant land is found in five industrial districts; Tapscott, Rouge, Milliken, Centennial and Marshalling Yard. Together, these five industrial districts account for 749.9 hectares (1,853.0 acres) or 90.6% of the vacant industrial land in Scarborough's industrial districts. The only industrial district without any vacant land is Oakridge.

DISTRIBUTION OF INDUSTRIAL VACANT LAND SCARBOROUGH'S INDUSTRIAL DISTRICTS 1991

Industrial District	Area (Hectares)	Vacant Land (Hectares)	Vacant Land Fully Serviced (Hectares)	Number of Vacant Sites
Birchmount	27.2	1.8	1.8	1
Centennial	74.1	41.1	40.0	11
Coronation	80.2	6.7	6.7	5
Dorset Park	100.6	0.5	0.5	1
Ellesmere	91.6	5.7	5.7	1
Golden Mile	261.1	2.1	1.4	2
Knob Hill	89.0	5.7	5.7	5
Malvern	70.0	17.7	17.7	7
Marshalling Yard	380.1	33.3	33.3	13
Milliken	178.9	50.4	50.4	31
Neilson	67.7	12.2	12.2	2
Oakridge	73.9	0.0	0.0	0
Progress East	127.0	14.0	14.0	5
Progress West	129.6	6.2	6.2	5
Rouge	214.3	134.2	130.8	53
South Agincourt	54.0	2.7	2.7	2
Steeles	59.0	2.2	2.2	1
Tapscott	708.5	490.9	48.8	90
Wexford	122.4	0.2	0.2	1
All Districts	2909.2	827.6	380.3	236

Source: City of Scarborough Economic Development Department, Economic Research Division, 1991.

BIRCHMOUNT PARK INDUSTRIAL DISTRICT

Area: 27.2 ha	Occupied Land: 25.4 ha Vacant Land: 1.8 ha
Number of Sites: 85	Single Use Sites: 64 Multiple Use (Mall) Sites: 20 Vacant Sites: 1
Total Employment: 1,592	Single Use Site Employment: 1,129 Multiple Use Site Employment: 463
Major Employers:	Noma Inc.: 350 G.S. Wolley Ltd.: 250

The Birchmount Park Industrial District is one of Scarborough's oldest and the smallest industrial district in terms of area. The Birchmount Park district is located in the south-west portion of the City and is part of the continuous industrial area comprised of the Oakridge, Birchmount, and Knob Hill Industrial Districts.

The Birchmount Park Industrial District has only 1.8 ha of vacant land on one site which is fully serviced.

The employment density for the district is 62.7 employees per hectare of occupied land, an increase of 9.5 employees per hectare since 1985 and exceeds the City average of 54.8 employees per hectare of occupied land.

Employment in the district has increased by 230 employees or 16.9% since 1985. Multiple use sites increased in employment by 314 while single site employment decreased by 84.

Access to major thoroughfares in the area is limited. Many industrial sites are fronted on roads that also serve residential lots. The CNR line passes along the southern boundary of the district.

BIRCHMOUNT INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990

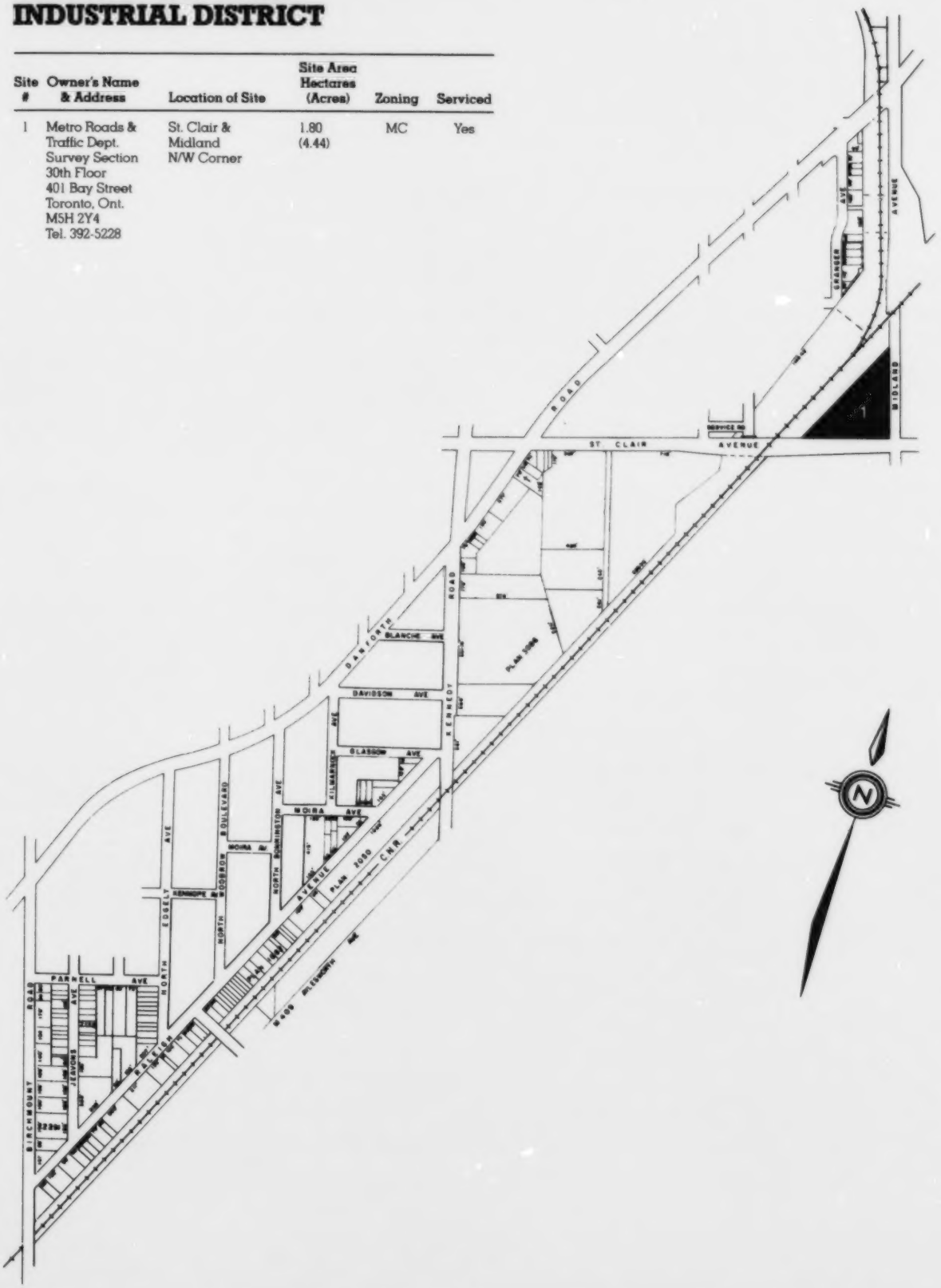
Construction	121
Manufacturing	840
Transportation	185
Wholesale Trade	131
Retail Trade	37
Finance	0
Services	278
Public Administration	0
Total	1,592

BIRCHMOUNT INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990

Food & Beverage Products	20
Tobacco Products	0
Textile Mill Products	0
Clothing & Fabric Products	0
Wood & Lumber Products	28
Furniture & Fixtures	2
Paper & Allied Products	19
Printing & Publishing	0
Chemical & Allied Products	0
Petroleum Related Industries	0
Rubber & Plastic Industries	250
Leather Products	0
Stone, Glass, & Concrete Products	0
Primary Metal Industries	0
Fabricated Metal Products	96
Machinery	39
Electrical & Electronic Machinery	326
Transportation Equipment	0
Scientific Equipment	50
Miscellaneous Manufacturing	10
Total	840

BIRCHMOUNT PARK INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Metro Roads & Traffic Dept. Survey Section 30th Floor 401 Bay Street Toronto, Ont. M5H 2Y4 Tel. 392-5228	St. Clair & Midland N/W Corner	1.80 (4.44)	MC	Yes



CENTENNIAL INDUSTRIAL DISTRICT

Area: 74.1 ha	Occupied Land: 33.0 ha Vacant Land: 41.1 ha
Number of Sites: 26	Single Use Sites: 14 Multiple Use (Mall) Sites: 1 Vacant Sites: 11
Total Employment: 291	Single Use Site Employment: 208 Multiple Use Site Employment: 83
Major Employers:	Manson Insulation Inc.: 85 Fineline Circuits Ltd.: 65

The Centennial Industrial District is one of Scarborough's smaller industrial districts located in the south-east section of the City, just east of the Coronation Drive Industrial District.

The Centennial district has 41.1 ha of vacant land which is 55.5% of the total area of the district. The vacant land is located on 11 sites, 10 of which are fully serviced. The majority of the vacant sites are greater than one hectare in area.

From 1985 to 1990 employment in the district decreased from 304 to 291. With only 291 employees, the Centennial district ranks last in employment compared to the other industrial districts.

The employment density is 8.8 employees per hectare of occupied land. This is an increase of 3.7 employees/hectare from 1985 ranking the Centennial district last in employment density compared to the other industrial districts.

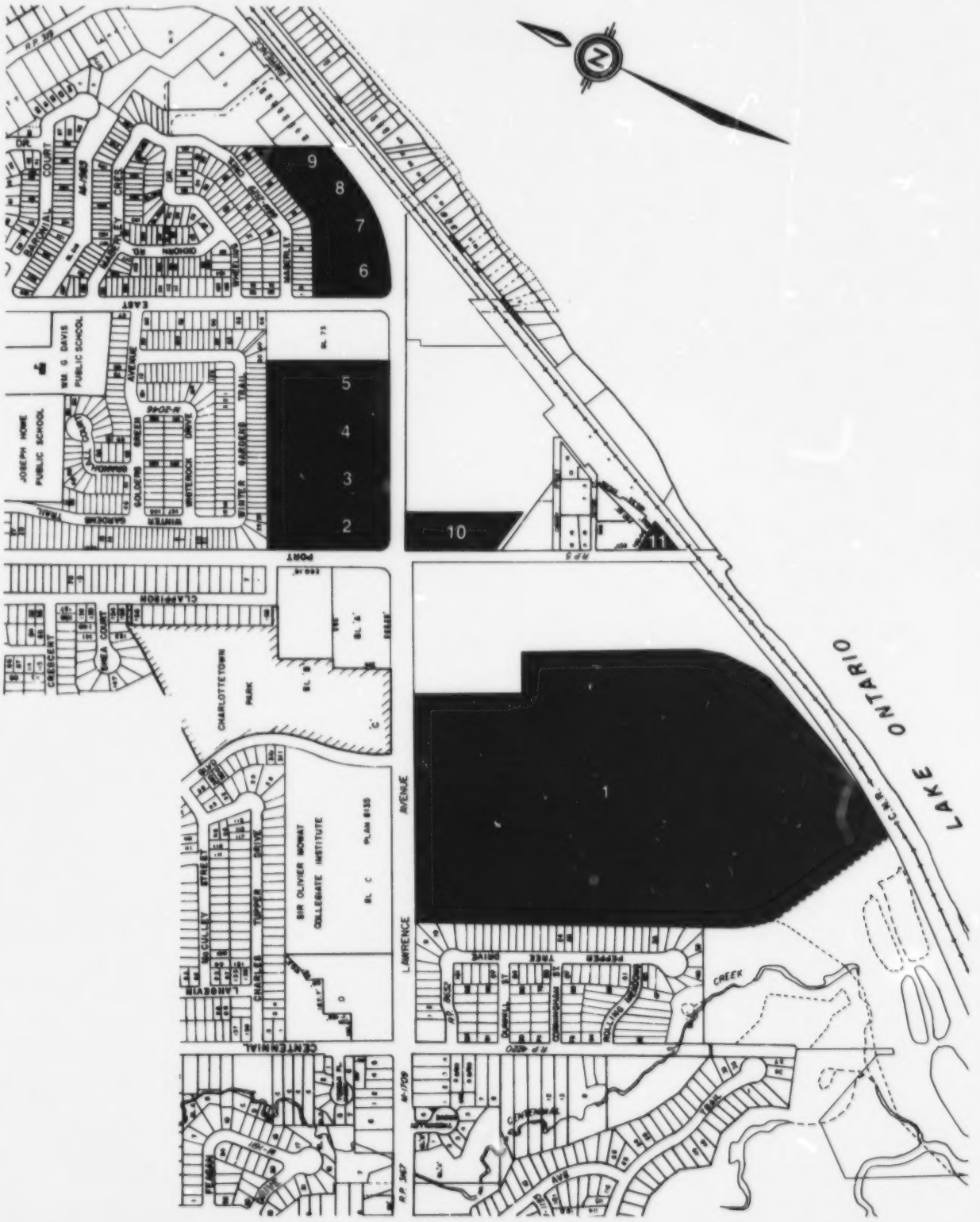
Although the Centennial district is in close proximity to Highway 401, access to the highway can only be gained through residential areas. The CNR line runs along the southern boundary of the industrial district.

Carma Developers Ltd., Kingsgarden Realty Ltd., and Bramalea Ltd. have all applied to rezone their land holdings in the Centennial Industrial District from industrial to residential uses. These applications represent over 2,000 dwelling units. In total, these land holdings represent 37.8 ha or 92.0% of the vacant land in the district. Presently, the City of Scarborough Planning Department is conducting a study concerning the above mentioned rezoning applications and the redevelopment of the Centennial Industrial District.

CENTENNIAL INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990	
Construction	2
Manufacturing	243
Transportation	25
Wholesale Trade	0
Retail Trade	0
Finance	0
Services	21
Public Administration	0
Total	291

CENTENNIAL INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990	
Food & Beverage Products	0
Tobacco Products	0
Textile Mill Products	0
Clothing & Fabric Products	0
Wood & Lumber Products	0
Furniture & Fixtures	0
Paper & Allied Products	0
Printing & Publishing	0
Chemical & Allied Products	35
Petroleum Related Industries	0
Rubber & Plastic Industries	85
Leather Products	0
Stone, Glass, & Concrete Products	0
Primary Metal Industries	0
Fabricated Metal Products	0
Machinery	0
Electrical & Electronic Machinery	123
Transportation Equipment	0
Scientific Equipment	0
Miscellaneous Manufacturing	0
Total	243

CENTENNIAL INDUSTRIAL DISTRICT



Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Carma Developers Ltd. c/o Coscan Ltd. 3111 Dufferin St. Toronto, Ont. M6A 2S7 Att. Louise Foster	Lawrence S/S	30.35 (74.99)	MS	Yes
	Note: An application has been submitted to rezone site 1 for residential uses				
2	Kingsgarden Realty Ltd. c/o F.Schaeffer & Accoc. Ltd. 64 Jardin Dr. Concord, Ont. L4K 3P3	Lawrence & Port Union N/E Corner	1.56 (3.86)	M	Yes
3	Kingsgarden Realty Ltd. See Site 2	Lawrence N/S	1.62 (4.00)	M	Yes
4	Kingsgarden Realty Ltd. See Site 2	Lawrence N/S	1.62 (4.00)	M	Yes
5	Kingsgarden Realty Ltd. See Site 2	Lawrence N/S	1.62 (4.00)	M	Yes
	Note: An application has been submitted to rezone sites 2 to 5 for residential uses				
6	Arbroath Investments Inc. c/o A. Strahl Accountant 4950 Yonge St. Suite 1914 North York, Ont. M2N 6K1	Lawrence & East Avenue N/E Corner	1.02 (2.51)	M	Yes
7	The Brotherhood Foundation 1860 Lawrence Avenue East Scarborough, Ont. M1R 5B1	Lawrence N/S	0.74 ((1.84)	I-SW	Yes
8	The Brotherhood Foundation See Site 7	Lawrence N/S	0.65 (1.61)	I-SW	Yes
9	The Brotherhood Foundation See Site 7	Lawrence N/S	0.74 (1.84)	I-SW	Yes
10	Bramalea Ltd. 1867 Yonge St. 9th Floor Toronto, Ont. M4S 1Y5 Att. Property Tax Manager	Lawrence & Port Union S/E Corner	1.08 (2.66)	M	Yes
	Note: An application has been submitted to rezone site 10 for residential uses				
11	Carma Developers Ltd. See Site 1	3 Port Union	0.12 (0.29)	M	No

CORONATION DRIVE INDUSTRIAL DISTRICT

Area: 80.2 ha	Occupied Land: 73.5 ha Vacant Land: 6.7 ha
Number of Sites: 39	Single Use Sites: 29 Multiple Use (Mall) Sites: 5 Vacant Sites: 5
Total Employment: 1,383	Single Use Site Employment: 1,020 Multiple Use Site Employment: 363
Major Employers:	Rohm & Haas Can. Inc.: 173 Border Ind. Prod. Can.: 160

Coronation Drive is one of Scarborough's smaller industrial districts located in the south-east section of the City to the west of the Centennial Industrial District.

The Coronation Drive Industrial District has 6.7 ha of vacant land on five sites all of which are fully serviced.

Employment in the Coronation Drive Industrial District has increased from 1,128 in 1985 to 1,383 in 1989. During this time span, single site employment increased by 92 and multiple use site employment increased by 163.

The employment density is presently 18.8 employees/hectare of occupied land, an increase of 1.2 employees per hectare of occupied land since 1985. This employment density is quite low ranking Coronation Drive in the bottom five when compared to the other industrial districts.

The Coronation Drive has the lowest level of road accessibility and site visibility of any of the 18 industrial districts. 36 of the 38 sites are fronted by the two lowest classes of roads, minor collector and local. There is no direct access to Highway 401 and to access a major roadway it is necessary to travel through residential areas. The CNR line passes through the district.

Of general concern with the Coronation Drive industrial district is maintaining access to East Point Park located in the southern portion of the district on the lake front. When the proposed marina is completed adjacent to the park, pressure will be put on the Coronation Drive industrial district to create and maintain an attractive appearance as well as to act as a gateway to the park and marina.

CORONATION DRIVE INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990

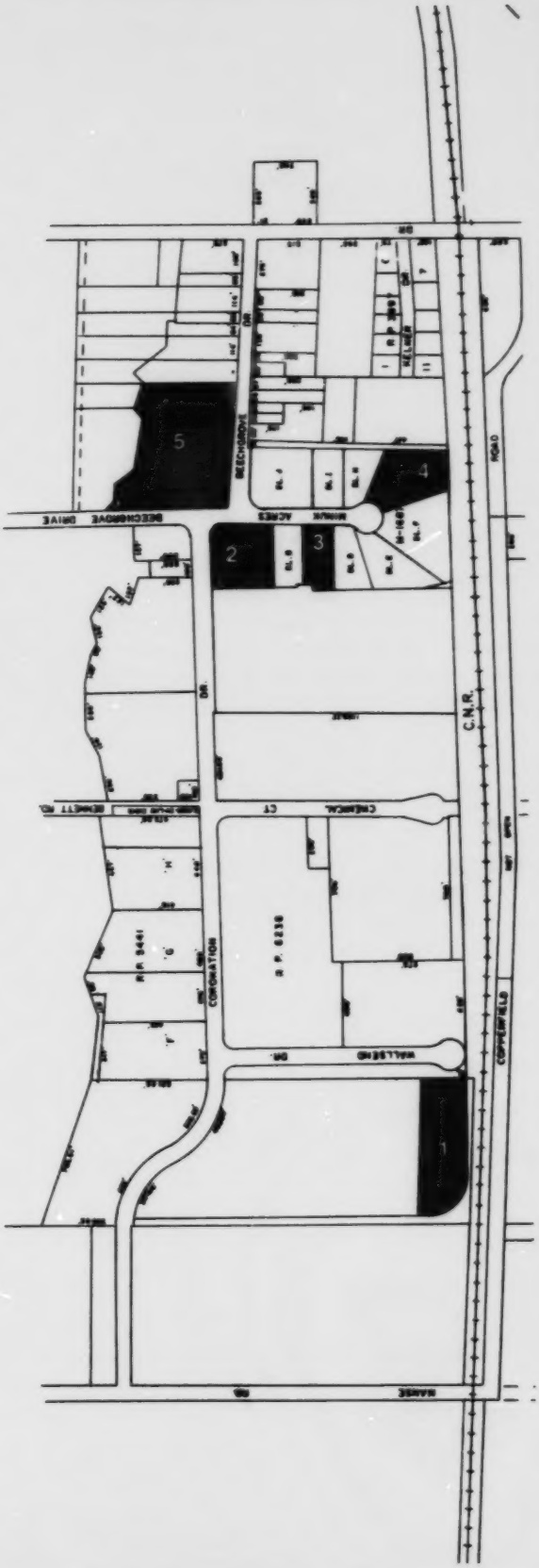
Construction	19
Manufacturing	1,005
Transportation	159
Wholesale Trade	66
Retail Trade	10
Finance	0
Services	124
Public Administration	0
Total	1,383

CORONATION DRIVE INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990

Food & Beverage Products	19
Tobacco Products	0
Textile Mill Products	0
Clothing & Fabric Products	0
Wood & Lumber Products	3
Furniture & Fixtures	21
Paper & Allied Products	1
Printing & Publishing	8
Chemical & Allied Products	0
Petroleum Related Industries	381
Rubber & Plastic Industries	15
Leather Products	0
Stone, Glass, & Concrete Products	0
Primary Metal Industries	0
Fabricated Metal Products	93
Machinery	47
Electrical & Electronic Machinery	16
Transportation Equipment	0
Scientific Equipment	0
Miscellaneous Manufacturing	76
Total	1,005

CORONATION DRIVE INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Apco Industries Co. Ltd. 10 Industrial St. Toronto, Ont. M4G 1Z1	Wallsend W/S	2.06 (5.10)	M	Yes
2	City of Scarborough Corporate Services Real Estate Div. 150 Borough Dr. Scarborough, Ont. M1P 4N7	Minuk Acres W/S	0.81 (2.00)	M	Yes
3	City Fiberglass Div. of Sealed Air of Canada Ltd. 40 Minuk Acres Scarborough, Ont. M1E 4Y6	Minuk Acres W/S	0.40 (1.00)	MG	Yes
4	GHAI Holdings & Investment Ltd. Unit 9 Midland Avenue Scarborough, Ont. M1P 3O6	Minuk Acres S/S	0.81 (2.00)	MG	Yes
5	750524 Ontario Ltd. Trustee c/o 116 Beechgrove Dr. Scarborough, Ont. M1E 3Z4	Beechgrove N/S	2.60 (6.42)	M	Yes



DORSET PARK INDUSTRIAL DISTRICT

Area: 100.6 ha	Occupied Land: 100.1 ha Vacant Land: 0.5 ha
Number of Sites: 134	Single Use Sites: 76 Multiple Use (Mall) Sites: 57 Vacant Sites: 1
Total Employment: 7,102	Single Use Site Employment: 3,411 Multiple Use Site Employment: 3,691
Major Employers:	Guild Electric Ltd.: 500 Kawneer Co. Can. Ltd.: 290 Scepter Mfg. Co. Ltd.: 170

The Dorset Park Industrial District is located to the south-west of the Scarborough City Centre. It is bounded to the north by the Progress West Industrial District and to the east by the Wexford Industrial District. The Dorset Park district has 0.5 ha of vacant land available on one site.

The employment density is 71.0 employees per hectare of occupied land. This is the fifth highest employment density of all the industrial districts. The employment density has increased 9.2% since 1985 from 65.0 employees per hectare of occupied land.

The Dorset Park district has the eighth highest number of employees of the industrial districts at 7,102. The district experienced an increase of 632 employees from 1985 to 1990. This is a 9.8% increase. During this time multiple use site employment increased by 1,188 employees or 47.5% while single use site employment decreased by 556 employees.

The Dorset Park industrial district has excellent access to Highway 401 and the major roads boardering the district. Two RT stations located on the northern and southern boundaries of the district provide excellent public transportation to the area. The CNR line divides the district in a north-south direction.

DORSET PARK INDUSTRIAL DISTRICT
EMPLOYMENT BY SECTOR
1990

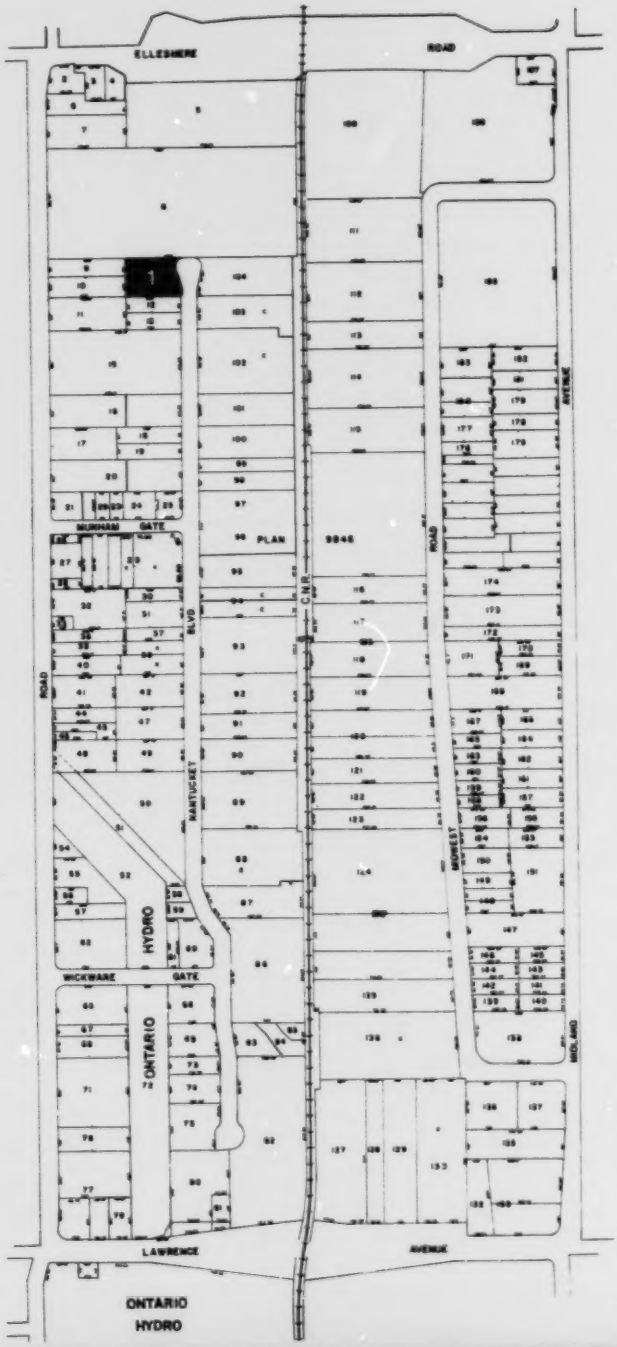
Construction	1,124
Manufacturing	3,687
Transportation	265
Wholesale Trade	483
Retail Trade	453
Finance	4
Services	936
Public Administration	150
Total	7,102

DORSET PARK INDUSTRIAL DISTRICT
EMPLOYMENT BY INDUSTRIAL GROUP
MANUFACTURING SECTOR
1990

Food & Beverage Products	259
Tobacco Products	0
Textile Mill Products	19
Clothing & Fabric Products	275
Wood & Lumber Products	97
Furniture & Fixtures	174
Paper & Allied Products	249
Printing & Publishing	248
Chemical & Allied Products	55
Petroleum Related Industries	15
Rubber & Plastic Industries	350
Leather Products	0
Stone, Glass, & Concrete Products	4
Primary Metal Industries	0
Fabricated Metal Products	630
Machinery	428
Electrical & Electronic Machinery	506
Transportation Equipment	37
Scientific Equipment	17
Miscellaneous Manufacturing	324
Total	3,687

DORSET PARK INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Winshul Investment Corp. Ltd. c/o Laventhol Krekstein Horwath & Horwath 20 Queen Street West Toronto, Ont. M5H 3V7 Att. Michael Shulman	Nantucket W/S	0.49 (1.22)	M	Yes



ELLESMERE INDUSTRIAL DISTRICT

Area: 91.6 ha	Occupied Land: 85.9 ha Vacant Land: 5.7 ha
Number of Sites: 56	Single Use Sites: 37 Multiple Use (Mall) Sites: 18 Vacant Sites: 1
Total Employment: 5,567	Single Use Site Employment: 3,870 Multiple Use Site Employment: 1,697
Major Employers:	Simpsons Ltd.: 1000 Honeywell Ltd.: 963

The Ellesmere Industrial District is located south of Highway 401 and is the northern limit of the continuous industrial area including the Oakridge, Golden Mile, and Wexford Industrial Districts.

There are currently 5.7 ha of vacant land in the Ellesmere Industrial District located on one site which is fully serviced.

Employment in the district has increased by 1,553 employees since 1985. The majority of the employmnet growth was found in multiple use sites. The employment density for the Ellesmere Industrial District is 64.8 employees per hectare of occupied land. This is an increase of 47.9% from 43.8 employees per hectare of occupied land in 1985.

The Ellesmere district is one of the seven industrial districts with sites visible from Highway 401. The close proximity of the 401 makes the Ellesmere industrial district attractive to firms which rely on road transport. More than half of the sites in the district are fronted by the two highest classes of roads providing excellent road access. The CNR line passes through the district.

ELLESMERE INDUSTRIAL DISTRICT
EMPLOYMENT BY SECTOR
1990

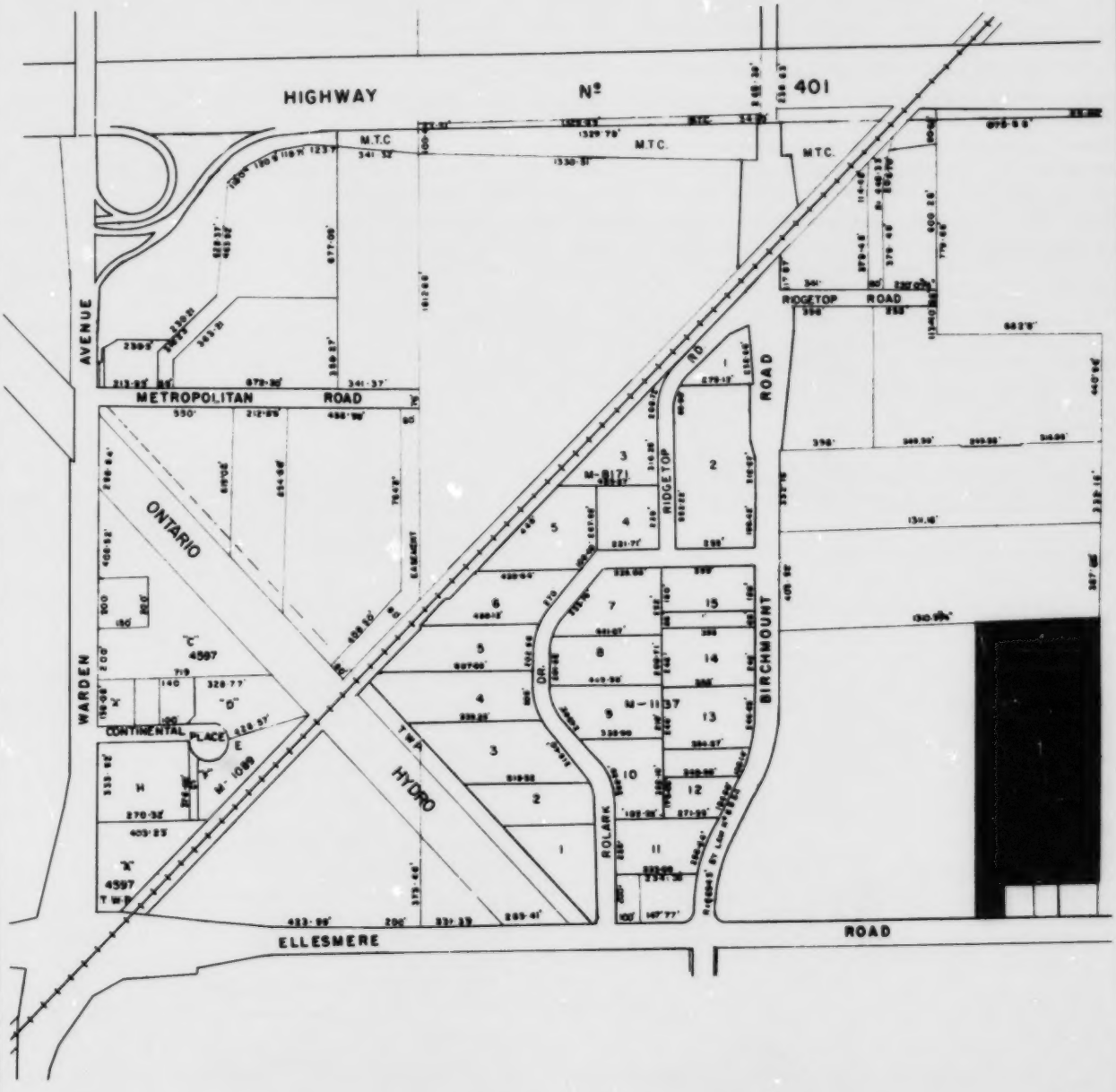
Construction	0
Manufacturing	2,981
Transportation	1,271
Wholesale Trade	488
Retail Trade	172
Finance	4
Services	594
Public Administration	57
Total	5,549

ELLESMERE INDUSTRIAL DISTRICT
EMPLOYMENT BY INDUSTRIAL GROUP
MANUFACTURING SECTOR
1990

Food & Beverage Products	0
Tobacco Products	0
Textile Mill Products	0
Clothing & Fabric Products	225
Wood & Lumber Products	35
Furniture & Fixtures	188
Paper & Allied Products	282
Printing & Publishing	142
Chemical & Allied Products	15
Petroleum Related Industries	0
Rubber & Plastic Industries	0
Leather Products	0
Stone, Glass, & Concrete Products	0
Primary Metal Industries	0
Fabricated Metal Products	848
Machinery	107
Electrical & Electronic Machinery	53
Transportation Equipment	0
Scientific Equipment	1063
Miscellaneous Manufacturing	23
Total	2,981

ELLESMERE
INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Honeywell Ltd. c/o jj Barnicke 401 Bay Street Suite 3100 Toronto, Ont. M5H 2Y2 Att. Richard Stultz Bob Pozzobon Tel. 863-1215	Ellesmere N/S	5.67 (14.00)	M,MG	Yes



GOLDEN MILE INDUSTRIAL DISTRICT

Area: 261.1 ha	Occupied Land: 259.0 ha Vacant Land: 2.1 ha
Number of Sites: 208	Single Use Sites: 133 Multiple Use Sites: 73 Vacant Sites: 2
Total Employment: 20,318	Single Use Site Employment: 13,624 Multiple Use Site Employment: 6,694
Major Employers:	General Motors of Can. Ltd.: 2700 Sears Canada Inc: 2069 Bank of Nova Scotia: 1400

The Golden Mile Industrial District is the third largest industrial district in Scarborough in terms of area representing 9.0% of the total area of all the industrial districts. The Golden Mile Industrial District has the greatest number of employees of any of the industrial districts accounting for 17.8% of Scarborough's industrial district employment. At 20,318 employees, it exceeds the industrial district with the second highest number of employees by over 5,000. The Golden Mile Industrial District is located in the south-west section of the City between the Wexford Industrial District to the north, and the Oakridge Industrial District to the south.

There are currently 2.1 ha of vacant land in the district located on two sites. The larger vacant site has an area of 1.4 ha, but is not fully serviced.

The employment density of the Golden Mile Industrial District is 78.4 employees/hectare of occupied land. This is an decrease of 2.1 employees/hectare of occupied land since 1985. The employment density of 78.4 employees/hectare ranks the Golden Mile Industrial District third highest among the industrial district.

Since 1985, employment in the district has increased by 3,962 employees or 24.2%.

The major industrial activity in the Golden Mile Industrial District is manufacturing which employees 9,694 or 47.7% of the districts total employment. This figure represents 18.8% of the manufacturing sector employment of all the industrial districts in Scarborough.

The Golden Mile Industrial District has good access to and from major thoroughfares. Highway 401 is accessible via Warden Avenue which divides the district north-south, and the Don Valley Parkway is a short distance to the west along Eglinton Avenue. The district is well served by public transit as the Warden Subway Station is located just south of the district and a number of bus routes transect the district. 64 of the 208 sites have rail lines either servicing or abutting the property. The visibility of the Golden Mile Industrial District is quite good especially along the Warden Avenue and Eglinton Avenue.

GOLDEN MILE INDUSTRIAL DISTRICT
EMPLOYMENT BY SECTOR
1990

Construction	265
Manufacturing	9,694
Transportation	305
Wholesale Trade	1,615
Retail Trade	3,853
Finance	1,852
Services	2,351
Public Administration	383
Total	20,318

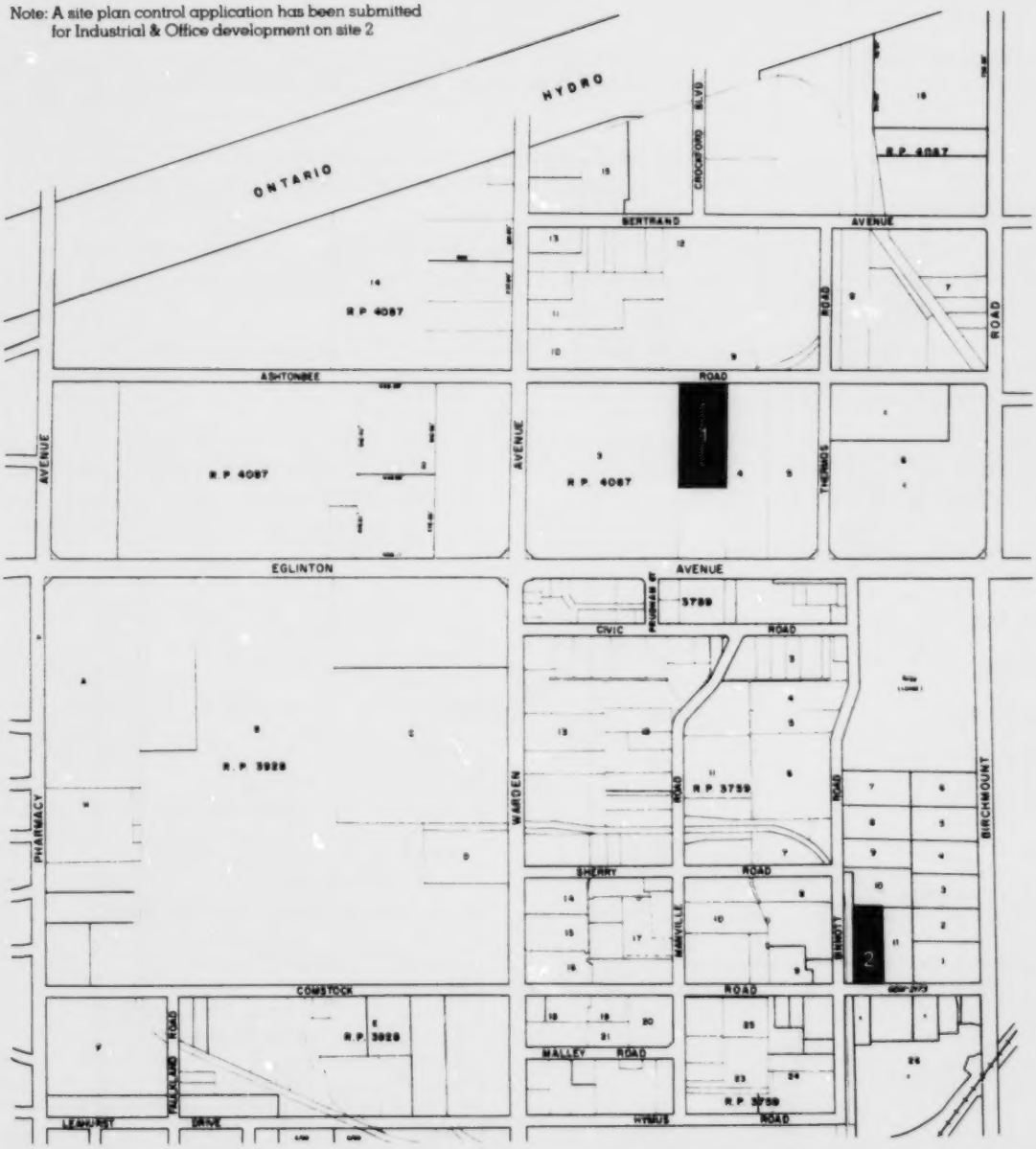
GOLDEN MILE INDUSTRIAL DISTRICT
EMPLOYMENT BY INDUSTRIAL GROUP
MANUFACTURING SECTOR
1990

Food & Beverage Products	1,593
Tobacco Products	0
Textile Mill Products	37
Clothing & Fabric Products	249
Wood & Lumber Products	47
Furniture & Fixtures	162
Paper & Allied Products	24
Printing & Publishing	340
Chemical & Allied Products	580
Petroleum Related Industries	65
Rubber & Plastic Industries	299
Leather Products	15
Stone, Glass, & Concrete Products	151
Primary Metal Industries	270
Fabricated Metal Products	829
Machinery	197
Electrical & Electronic Machinery	695
Transportation Equipment	3,093
Scientific Equipment	183
Miscellaneous Manufacturing	865
Total	9,694

GOLDEN MILE INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Newfin Land Dev. Co. Ltd. 7111 Dufferin St. Thornhill, Ont. L4J 2K2	Ashtonbee S/S	1.37 (3.38)	MG	No
2	870326 Ont. Ltd. 401 Birchmount Road Scarborough, Ont. M1K 1N3 Att. Steve Castleman Tel. 698-0808	Comstock & Sinnott N/E Corner	0.69 (1.70)	MG	Yes

Note: A site plan control application has been submitted for Industrial & Office development on site 2



KNOB HILL INDUSTRIAL DISTRICT

Area: 89.0	Occupied Land: 83.3 ha Vacant Land: 5.7 ha
Number of Sites: 51	Single Use Sites: 27 Multiple Use (Mall) Sites: 19 Vacant Sites: 5
Total Employment: 1,551	Single Site Use Employment: 687 Multiple Use Site Employment: 864
Major Employers:	Liquid Carbonic Inc.: 245 Remark Group: 100

The Knob Hill Industrial District is located in the south-west section of Scarborough to the east of the Birchmount Industrial District.

The Knob Hill district has 5.7 ha of vacant land on 5 sites. The largest vacant site has an area of 4.6 ha. The other four vacant sites are less than 0.6 ha in size. All five vacant land sites are fully serviced with water, sewage, and road frontage.

The employment density of the district is 18.6 employees/hectare of occupied land, an increase of 5.6 employees/hectare of occupied land since 1985. This figure is the second lowest employment density for 1990 of all the industrial districts.

Employment in the Knob Hill Industrial District increased by 591 employees from 1985 to 1990, a 61.6% increase. During this time, multiple use employment increased by 202 employees while single use employment increased by 389 employees.

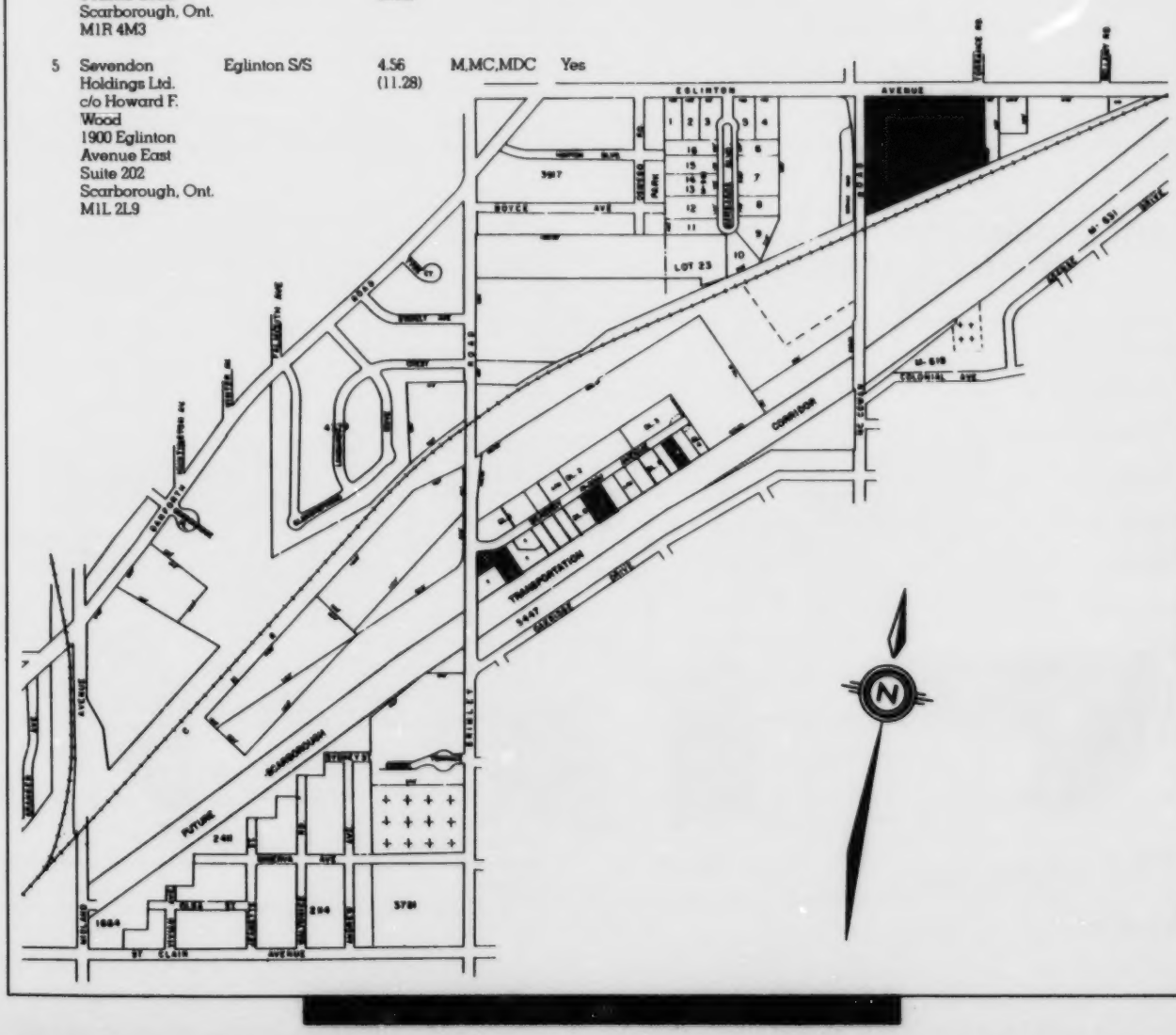
Accessibility to and visibility of the Knob Hill industrial district are both adequate. The district is bounded to the north by Eglington Avenue and access to the 401 can be gained from Brimley Road which runs through the district. The CNR line passes through the district.

KNOB HILL INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990	
Construction	35
Manufacturing	878
Transportation	65
Wholesale Trade	252
Retail Trade	72
Finance	10
Services	223
Public Administration	16
Total	1,551

KNOB HILL INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990	
Food & Beverage Products	0
Tobacco Products	0
Textile Mill Products	0
Clothing & Fabric Products	34
Wood & Lumber Products	6
Furniture & Fixtures	7
Paper & Allied Products	0
Printing & Publishing	118
Chemical & Allied Products	245
Petroleum Related Industries	0
Rubber & Plastic Industries	30
Leather Products	75
Stone, Glass, & Concrete Products	0
Primary Metal Industries	0
Fabricated Metal Products	71
Machinery	69
Electrical & Electronic Machinery	5
Transportation Equipment	0
Scientific Equipment	6
Miscellaneous Manufacturing	212
Total	878

KNOB HILL INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Allen & Mike Zarudny c/o 101 Prudential Drive Apt. 312 Scarborough, Ont. M1P 4S5	Skagway S/S	0.22 (0.55)	M	Yes
	Note: A site plan control application has been submitted for industrial & commerical development on site 1				
2	Alla Breve Studios Inc. 33 Graylee Ave. Scarborough, Ont. M1J 1M7	Skagway S/S	0.21 (0.52)	M	Yes
3	Ocean Food Co. Ltd. c/o 37 Skagway Avenue Scarborough, Ont. M1M 3T9	Skagway S/S	0.53 (1.03)	M	Yes
4	848537 Ont. Ltd. 6 Alrita Cres. Scarborough, Ont. M1R 4M3	Skagway S/S	0.15 (0.38)	M	Yes
5	Sevendon Holdings Ltd. c/o Howard F. Wood 1900 Eglinton Avenue East Suite 202 Scarborough, Ont. M1L 2L9	Eglinton S/S	4.56 (11.28)	M,MC,MDC	Yes



MALVERN INDUSTRIAL DISTRICT

Area: 70.0 ha	Occupied Land: 52.3 ha Vacant Land: 17.7 ha
Number of Sites: 38	Single Use Sites: 18 Multiple Use (Mall) Sites: 13 Vacant Sites: 7
Total Employment: 2,489	Single Use Site Employment: 1,149 Multiple Use Site Employment: 1,340
Major Employers:	CFTO TV: 379 Scarborough Public Utilities: 160 Alfa-Laval Ltd.: 125

The Malvern Industrial District is located to the north of the City Centre and to the west of the Neilson industrial district.

The Malvern district contains 17.7 ha of vacant land on 25.3% of the total area. All seven sites containing vacant land are fully serviced.

The employment density for the Malvern district is 47.6 employees per hectare. Employment in the district increased by 42 employees 1985 to 1990. Multiple use site employment increased by 209 employees while single use site employment decreased by 167 emplyees.

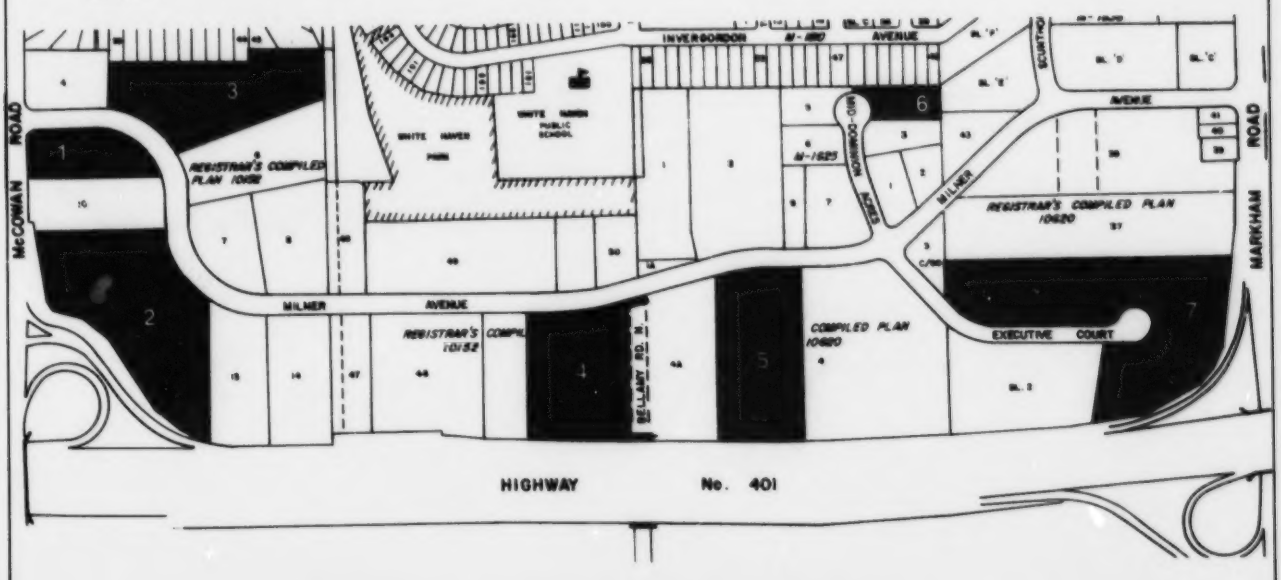
The Malvern Industrial District has excellent accessibility and visibility. Located north of the 401 access to the highway can be gained by either McCowan Road which passes through the district of Markham Road located east of the district. The Malvern Industrial District will benefit from the future extension the the RT line which will run along Markham Road just to the east of the districts boundary. There is no rail service in the Malvern Industrial District.

BIRCHMOUNT INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990	
Construction	110
Manufacturing	1,167
Transportation	691
Wholesale Trade	223
Retail Trade	41
Finance	24
Services	233
Public Administration	0
Total	2,489

BIRCHMOUNT INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990	
Food & Beverage Products	17
Tobacco Products	0
Textile Mill Products	30
Clothing & Fabric Products	71
Wood & Lumber Products	56
Furniture & Fixtures	70
Paper & Allied Products	47
Printing & Publishing	257
Chemical & Allied Products	76
Petroleum Related Industries	0
Rubber & Plastic Industries	12
Leather Products	0
Stone, Glass, & Concrete Products	26
Primary Metal Industries	16
Fabricated Metal Products	53
Machinery	0
Electrical & Electronic Machinery	20
Transportation Equipment	0
Scientific Equipment	49
Miscellaneous Manufacturing	367
Total	1,167

MALVERN INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	698220 Ont. Ltd. 160 Bloor Street East Suite 1148 Toronto, Ont. M4W 1B9	Milner S/S	1.06 (2.63)	M,MDC	Yes
2	697839 Ont. Ltd. c/o 20 Queen Street West Suite 1104 Toronto, Ont. M5H 3R3	Milner S/S	4.02 (9.94)	M,MDC	Yes
	Note: An application has been submitted to rezone sites 1 & 2 for Office, Commercial, & Residential uses				
3	Gasner Holdings Ltd. 44 Milner Ave. Scarborough, Ont. M1S 3P8	Milner N/S	2.55 (6.29)	M	Yes
4	Hudson Coal & Fuel Oil Ltd. 398 Avenue Rd. Suite 224 Toronto, Ont. M5R 2J4	Milner S/S	2.40 (5.93)	M	Yes
5	Konca Investments Ltd. 28 Belinda Sq. Scarborough Ont. M1W 3P6	Milner S/S	2.59 (6.40)	OU	Yes
	Note: A site plan control application has received final approval for Office & Commercial development on site 5				
6	Hudson Coal & Fuel Oil Ltd. See Site 4	Mid-Dominion Acres E/S	0.46 (1.15)	M	Yes
7	517737 Ont. Ltd. 1055 Wilson Avenue West Downsview, Ont. M3K 1Y9	Executive Crt.	4.62 (11.41)	M	Yes



MARSHALLING YARD INDUSTRIAL DISTRICT

Area: 380.1 ha	Occupied Land: 346.8 ha Vacant Land: 33.3
Number of Sites: 188	Single Use Sites: 97 Multiple Use (Mall) Sites: 78 Vacant Sites: 13
Total Employment:14,124	Single Use Site Employment: 6,063 Multiple Use Site Employment: 8,061
Major Employers:	Cinram Ltd.: 375 Viceroy Homes Ltd.: 260 Commander Electric.: 230

The Marshalling Yard Industrial District is located north of the Malvern Industrial District and is the second largest of the industrial districts at 380.1 ha. The Marshalling Yard Industrial District derives its name from the CPR marshalling yard which occupies 118.2 ha or 31.1% of the total industrial district area.

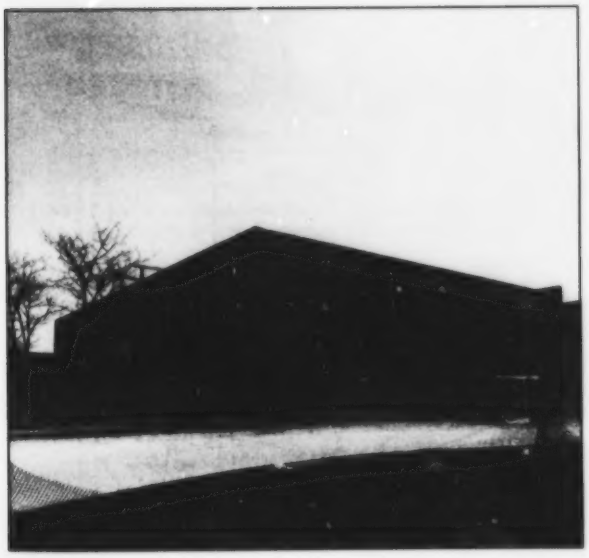
The Marshalling Yard district has 33.3 ha of vacant land. The vacant land is located on 13 sites all of which are fully serviced. The largest vacant parcel of land is 7.0 ha in size. Other notable parcels of vacant land are 4.8 ha and 4.4 ha in size. In total, nine of the thirteen vacant sites are greater than 1.0 ha in area.

The employment density of the Marshalling Yard district is 40.7 employees per hectare of occupied land. This is an increase of 13.8 employees per hectare or 51.3% since 1985.

Employment has increased by 5,470 employees or 63.2% since 1985. During this time, multiple use site employment increased by 4,151 or 106.2%, while single site employment increased by 1,319 employees or 27.8%. In total, the Marshalling Yard industrial district employed 12.4% of the total employment for all the industrial districts.

Accessibility to the Marshalling Yard industrial district is fairly good. Access to Highway 401 gained by both McCowen Road or Markham Road which both pass through the district. Several levels of roads exist in the district and the CPR line passes through the district.

MARSHALLING YARD INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990	
Construction	284
Manufacturing	6,422
Transportation	604
Wholesale Trade	1,620
Retail Trade	1,664
Finance	342
Services	3,139
Public Administration	49
Total	14,124



MARSHALLING YARD INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990	
Food & Beverage Products	18
Tobacco Products	0
Textile Mill Products	47
Clothing & Fabric Products	183
Wood & Lumber Products	418
Furniture & Fixtures	118
Paper & Allied Products	252
Printing & Publishing	831
Chemical & Allied Products	520
Petroleum Related Industries	0
Rubber & Plastic Industries	478
Leather Products	0
Stone, Glass, & Concrete Products	223
Primary Metal Industries	34
Fabricated Metal Products	715
Machinery	333
Electrical & Electronic Machinery	1,021
Transportation Equipment	3
Scientific Equipment	274
Miscellaneous Manufacturing	954
Total	6,422

MARSHALLING YARD INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Monarch Construction Ltd. 2005 Sheppard Avenue East Suite 1201 Willowdale, Ont. M2J 1V7 Att. Legal Dept.	Compass Court	4.43 (10.94)	M	Yes
	Note: A site plan control application has received final approval for industrial and commercial development on site 1				
2	Middlefinch Developments Ltd. 35 The Links Road Willowdale, Ont. M1S 1SE	Finch S/S	2.72 (6.72)	M	Yes
3	Middlefinch Developments Ltd. See Site 2	Scottfield N/S	4.33 (10.70)	M	Yes
4	Middlefinch Developments Ltd. See Site 2	Finch S/S	0.83 (2.05)	M	Yes
5	Middlefinch Developments Ltd. See Site 2	Scottfield S/S	7.00 (17.31)	M	Yes
6	West Hill Redevelopment Co. P.O. Box 1240 Stouffville Ont. L4A 8A2	Markham W/S	3.83 (9.46)	ME	Yes
	Note: A site plan control application has received final approval for Office & Commercial development on site 6				
7	West Hill Redevelopment Co. See Site 6	Markham W/S	1.69 (4.18)	M	Yes
	Note: A site plan control application has received final approval for Industrial development on site 7				
8	Cherupallil & Kuttimol Kurian 285 Lesmill Road Don Mills, Ont. M3B 2V1	Markham E/S	1.21 (3.00)	M,MS	Yes
9	Eastgate Developments Ltd. P.O. Box 1240 Stouffville, Ont. L4A 8A2	Markham E/S	4.75 (11.73)	M	Yes
	Note: A site plan control application has received final approval for Office, Retail, & Industrial development on site 9				
10	Wedgewood Properties Mngt. Div of 637378 Ont. Inc. P.O. Box 137 Claremont, Ont. L0H 1E0	Melford E/S	0.49 (1.20)	MS	Yes
11	Brimwell Motors Ltd. 4600 Sheppard Avenue East Scarborough, Ont. M1S 3V5 Att. Nicholas Bozian	Sheppard N/S	1.63 (4.02)	AG	Yes
	Note: An appliation has been submitted to rezone site 11 for Office & Commercial uses				
12	Christakos & Son Investments Ltd. c/o James Christakos 42 Tarbert Road Willowdale, Ont. M2M 2Y2	Sheppard N/S	0.21 (0.51)	ME	Yes
13	James Christakos See Site 12	Sheppard N/S	0.21 (0.51)	ME	Yes
	Note: A site plan control application has received final approval for Commercial development on sites 12 & 13				

MILLIKEN INDUSTRIAL DISTRICT

Area: 178.9 ha	Occupied Land: 128.5 ha Vacant Land: 50.4 ha
Number of Sites: 152	Single Use Sites: 73 Multiple Use (Mall) Sites: 51 Vacant Sites: 28
Total Employment: 7,507	Single Use Site Employment: 2,143 Multiple Use Site Employment: 5,364
Major Employers:	Cliffside Utility Contractors: 748 Atlantic Packaging Prod. Ltd.: 320 Purolator Courier Ltd.: 210

The Milliken Industrial District is the fifth largest industrial district in Scarborough and is located in the north-west portion of the City.

There are 50.4 ha of vacant land in the Milliken district representing 28.2% of the total district area. The vacant land is located on 28 sites, all of which are fully serviced. The largest parcels of vacant land are 16.2 ha and 12.1 ha. 11 of the 28 vacant sites have an area greater than 1.0 ha.

The employment density of the Milliken district is 58.4 employees/hectare of occupied land. This is an increase of 21.5 employees/hectare since 1985. This is one of the largest increases in employment density of the industrial districts.

Employment in the district increased by 3,503 or 87.5% since 1985. Multiple use site employment grew by 3,158 employees or 143.2% during this time while single site employment increased by 345 employees.

Access to the Milliken district is good as the majority of the sites are fronted by the two highest classes of roads. Access to the 401 can be gained via Kennedy Road which is the western boundary of the district. The CNR line divides the district in a north-south direction.

MILLIKEN INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990	
Construction	1,972
Manufacturing	2,168
Transportation	361
Wholesale Trade	801
Retail Trade	541
Finance	470
Services	1,194
Public Administration	0
Total	7,507

MILLIKEN INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990	
Food & Beverage Products	130
Tobacco Products	0
Textile Mill Products	54
Clothing & Fabric Products	222
Wood & Lumber Products	90
Furniture & Fixtures	44
Paper & Allied Products	381
Printing & Publishing	124
Chemical & Allied Products	38
Petroleum Related Industries	0
Rubber & Plastic Industries	100
Leather Products	0
Stone, Glass, & Concrete Products	74
Primary Metal Industries	121
Fabricated Metal Products	136
Machinery	273
Electrical & Electronic Machinery	156
Transportation Equipment	26
Scientific Equipment	22
Miscellaneous Manufacturing	177
Total	2,168

MILLIKEN INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Tri-Gold Land Consultants Ltd. 39 Historic Terrace Scarborough, Ont. M1V 3C1	Trogan Gate N/S	0.14 (0.34)	M,MG,MS	Yes
2	Pacway Investments Inc. 19 Wentworth Ave. Willowdale, Ont. M2N 1T5	Kennedy E/S	1.36 (3.36)	M	Yes
3	Jack Goldbach Morris Kwinter 218 Old Forest Hill Road Scarborough, Ont. M6C 2H3	Kenndey E/S	2.33 (5.76)	M	Yes
4	844940 Ont. Ltd. c/o Old Forest Hill Road Toronto, Ont. M5P 2R9	Kennedy E/S	1.16 (2.87)	M	Yes
5	R.G. Dibble Company Ltd. 89 Douglas Dr. Toronto, Ont. M4W 2B2	Kennedy E/S	12.06 (29.79)	M,MG,MS	Yes
6	Albert & Lilian Golton 3419 Kennedy Road Scarborough, Ont. M1V 4Y3	Kennedy E/S	0.46 (1.15)	M	Yes
7	Helen Black 1 Edgehill Road Etobicoke, Ont. M9A 4N1	Kennedy E/S	1.87 (4.62)	M,MG,MS	Yes
8	Helen Black See Site 7	Kennedy E/S	1.12 (2.77)	M,MG,MS	Yes
9	Swindon Investments Ltd. Windley Ltd. Ellendale Investments c/o M & R Holdings 3520 Pharmacy Ave. Unit 1 Scarborough, Ont. M1W 2T8	Red Lea E/S	2.62 (6.48)	M,E,C,RU	Yes
10	Petro Canada Inc. 5140 Yonge St. Suite 200 North York, Ont. M2N 6L6 Att. Property Taxes	Kennedy E/S	0.10 (0.26)	M,MDC	Yes
11	Gordon Bolt 8 Westwater Dr. Scarborough, Ont. M1W 2G3	Steeles S/S	0.32 (0.80)	M,MDC	Yes
12	Gerhard & Edith Ott John Elms 54 Corintian Blvd. Scarborough, Ont. M1W 1B5	Steeles S/S	0.08 (0.20)	M	Yes
13	592264 Ont. Ltd. c/o Ronald T. Frank Bar. & Solicitor 130 Adelaide Street West Suite 2800 Toronto, Ont. M5H 3P5	Red Lea E/S	0.14 (0.34)	M	Yes
14	Mobinder Matharu 31 Tidworth Sq. Scarborough, Ont. M1S 2V4	Red Lea E/S	0.07 (0.17)	M	Yes
15	592264 Ont. Ltd. See Site 13	Red Lea E/S	0.08 (0.19)	M	Yes
16	Standard Industries 1224 Lawrence Avenue West Toronto, Ont. M6A 1E4	Steeles S/S	4.05 (10.00)	M,MG,MS	Yes
17	Simone & Carmen DiLiddo R.R. #4 Stouffville, Ont. L4A 7X5	Steeles S/S	0.23 (0.57)	M	Yes
18	Atlas Sheet Metal Ltd. 50 Rolak Dr. Scarborough, Ont. M1R 4G2	Steeles S/S	0.25 (0.62)	M	Yes
19	Canadian Imperial Bank of Commerce Assmnt & Tax Section Head Office Commerce Court Toronto, Ont. M5L 1A2	Steeles & Midland S/W Corner	0.60 (1.48)	M	Yes
20	Francesco & Angela Cordi 26 White Ash Drive Markham, Ont. L3P 4N2	Midland W/S	0.32 (0.80)	M	Yes
21	Sun Oil Company Ltd. c/o F.R. Liptrott 36 York Mills Rd. North York, Ont. M2P 2C5	Midland & Passmore N/W Corner	0.30 (0.75)	MDC	Yes
22	Kreadar Enterpises Ltd. 20 Breen Cres. Willowdale, Ont. M2P 1Z7	Midland W/S	16.16 (39.92)	M,MG,MS	Yes
23	Pao Kwong Industrial Company Ltd. 32 Beuna Vista Avenue Scarborough, Ont. M1S 1J2	Silver Star E/S	0.70 (1.74)	M	Yes

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
24	724954 Ont. Ltd. 3625 Dufferin Street Suite 408 Downsview, Ont. M3K 1Z2	Silver Star E/S	0.60 (1.49)	M	Yes
25	Copper Penny Inc. 73 Morbank Dr. Scarborough, Ont. M1V 2M1	Silver Star E/S	0.49 (1.21)	M	Yes
26	Murry Visser 100 Donalda Cres. Scarborough, Ont. M1S 1P2	Silver Star E/S	0.53 (1.30)	M	Yes
27	Murry Visser See Site 26	Silver Star W/S	1.10 (2.72)	M,MG,MS	Yes
28	John Cautius c/o Midmetro Plastics Ltd. 3360 Midland Ave. Scarborough, Ont. M1V 2W8	Silver Star W/S	1.21 (3.00)	M,MG,MS	Yes

NEILSON INDUSTRIAL DISTRICT

Area: 67.7 ha	Occupied Land: 55.5 ha Vacant Land 12.2 ha
Number of Sites: 24	Single Use Sites: 12 Multiple Use (Mall) Sites: 10 Vacant Sites: 2
Total Employment: 3,420	Single Use Site Employment: 2,084 Multiple Use Sites Employment:1,336
Major Employers:	Philips Electronics Ltd.: 1,200 Honda Canada Inc.: 350

The Neilson Industrial District is located along the 401 industrial corridor east of the Malvern Industrial District and west of the Rouge Industrial District. At 67.7 ha it is the 4th smallest industrial district in terms of area.

There are 12.2 ha of vacant land in the Neilson Industrial District representing 18.0% of the total district area. The vacant land is located on two parcels of 9.0 ha and 3.2 ha, both of which are fully serviced with water, sewage and adequate road frontage.

The employment density of the Neilson industrial district is 61.6 employees/hectare of occupied land which is above the Scarborough industrial district average of 54.8 employees/hectare of occupied land. The employment density has increased by 25.6 employees/hectare from 36.0 employees/hectare of occupied land in 1985.

The largest increase in employment since 1985 was seen in single use site locations which increased to 2,084 employees from 965 employees. In total, employment in the district increased by 2,195 employees or 179.2%.

Although most sites are fronted by low ranking classes of roads, accessibility and visibility is excellent. The majority of the sites are visible from Highway 401. The Neilson Industrial District will benefit from the future extension of the RT line which will pass through the district and terminate at Markham Road and Sheppard Avenue. Two RT stations will be located in the Neilson Industrial District once the extension is completed. There is no rail service to the Neilson industrial district.

NEILSON INDUSTRIAL DISTRICT
EMPLOYMENT BY SECTOR
1990

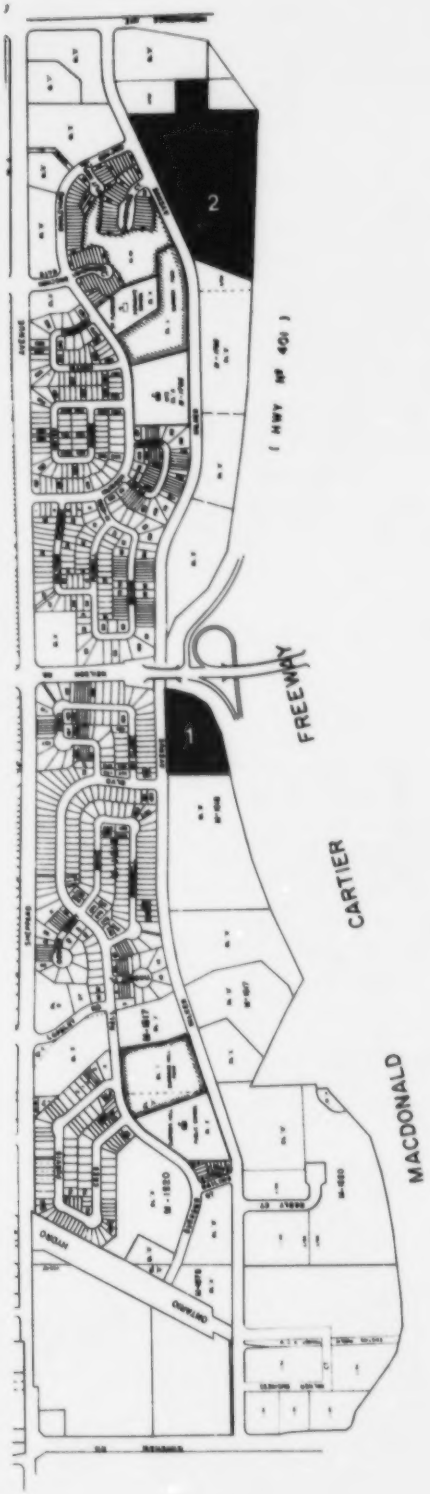
Construction	0
Manufacturing	1,429
Transportation	276
Wholesale Trade	503
Retail Trade	237
Finance	231
Services	744
Public Administration	0
Total	3,420

NEILSON INDUSTRIAL DISTRICT
EMPLOYMENT BY INDUSTRIAL GROUP
MANUFACTURING SECTOR
1990

Food & Beverage Products	0
Tobacco Products	0
Textile Mill Products	0
Clothing & Fabric Products	0
Wood & Lumber Products	0
Furniture & Fixtures	0
Paper & Allied Products	8
Printing & Publishing	47
Chemical & Allied Products	0
Petroleum Related Industries	0
Rubber & Plastic Industries	0
Leather Products	0
Stone, Glass, & Concrete Products	0
Primary Metal Industries	0
Fabricated Metal Products	0
Machinery	6
Electrical & Electronic Machinery	1,360
Transportation Equipment	0
Scientific Equipment	0
Miscellaneous Manufacturing	8
Total	1,429

NEILSON INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Nashville Ten Inc. c/o Moore & Costello 5 Fairview Mall Dr. Suite 365 Willowdale, Ont. M2J 2Z1	Milner S/S	3.24 (8.00)	M	Yes
	Note: A site plan control application has been submitted for Industrial development of site 1				
2	Milner Properties Ltd. 2837 Yonge St. Suite 1102 Toronto, Ont. M4N 2J6 Contact: Joe Pridmore Royal LePage 2235 Sheppard Ave. E. Suite 1600 Willowdale, Ont. M2J 5B8 Ph. 494-9500	Milner S/S	8.98 (22.18)	M	Yes
	Note: An application has been submitted to rezone site 2 for Office and Commercial development				



OAKRIDGE INDUSTRIAL DISTRICT

Area: 73.9 ha	Occupied Land 73.9 ha Vacant Land: 0.0 ha
Number of Sites: 54	Single Use Sites: 38 Multiple Use (Mall) Sites: 16 Vacant Sites: 0
Total Employment: 3,365	Single Use Site Employment: 2,647 Multiple Use Site Employment: 718
Major Employers:	Eli Lilly Canada Inc.: 472 AFG Glass: 380 Beckers Milk Co. Ltd.:310

The Oakridge Industrial District is one of Scarborough's oldest industrial districts. It is located in the south-west corner of the City to the south of the Golden Mile Industrial District and to the west of the Birchmount Industrial District.

The Oakridge Industrial District is the only industrial districts not to have any vacant land available.

The employment density for the Oakridge Industrial District is 45.5 employees/hectare of occupied land which is below the Scarborough Industrial District average of 54.8 employees/hectare of occupied land. The employment density of the Oakridge district has decreased 1.4 employees/hectare from the 1985 figure of 46.9 employees/hectare. Employment in Oakridge decreased by 72 employees between 1985 and 1990. The Oakridge Industrial District and the Centennial Industrial District were the only two industrial districts to experience decreases in employment during this time period.

From 1985 to 1990, employment in the industrial single site increased by 442 while employment in the industrial malls decreased by 514 or by 41.7%.

The Oakridge Industrial District has a good level of accessibility with the majority of the sites fronting on the two highest classes of roads. Access to the 401 can be gained by Warden Avenue which is the Western boundary of the district. The Don Valley Parkway is also within easy driving distance. The Warden Subway Station is located in the north-west corner of the district providing good public transportation in the area. The CNR line runs though the district.

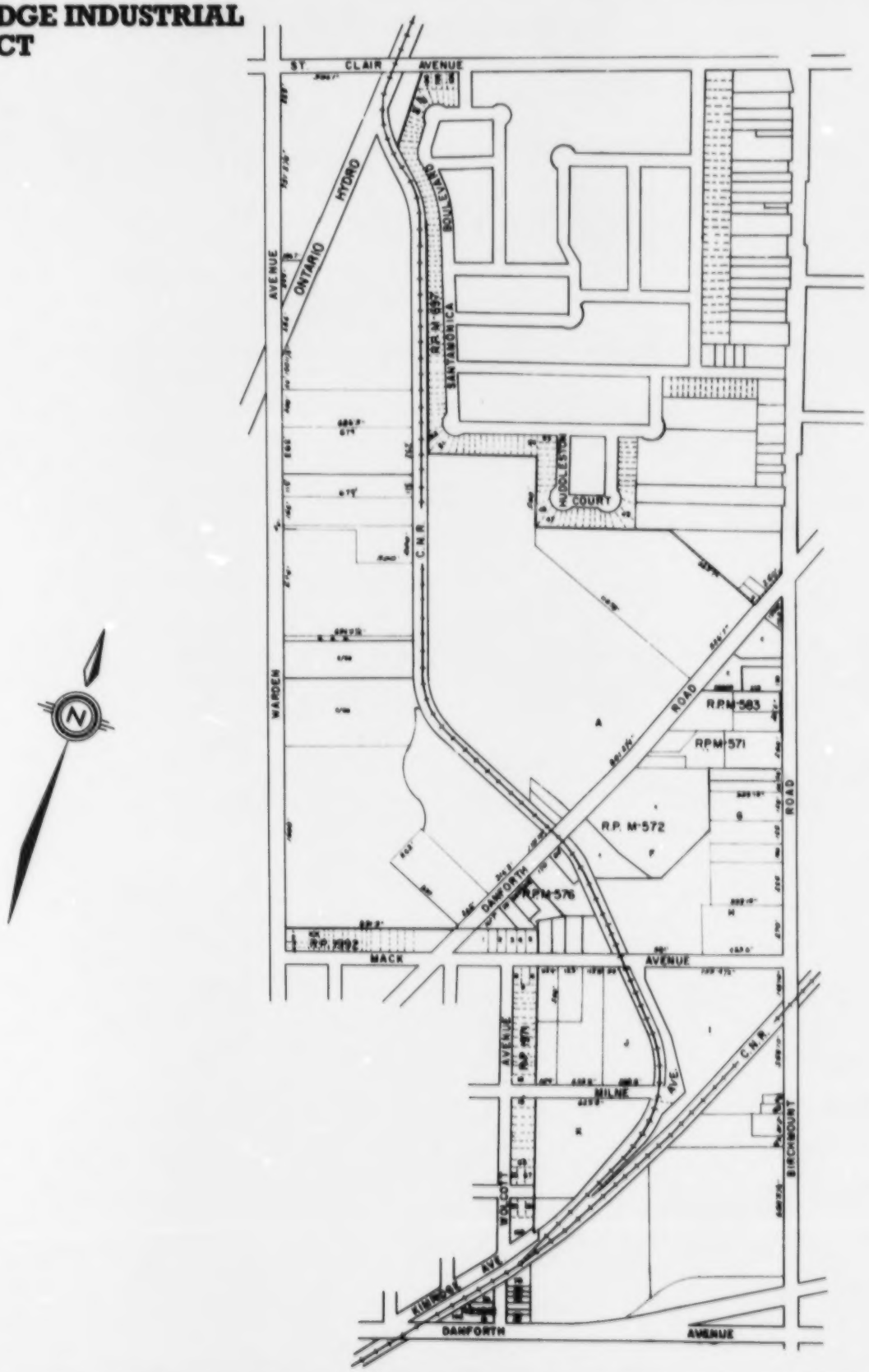
OAKRIDGE INDUSTRIAL DISTRICT
EMPLOYMENT BY SECTOR
1990

Construction	204
Manufacturing	1,916
Transportation	8
Wholesale Trade	149
Retail Trade	475
Finance	11
Services	572
Public Administration	30
Total	3,365

OAKRIDGE INDUSTRIAL DISTRICT
EMPLOYMENT BY INDUSTRIAL GROUP
MANUFACTURING SECTOR
1990

Food & Beverage Products	0
Tobacco Products	0
Textile Mill Products	4
Clothing & Fabric Products	17
Wood & Lumber Products	22
Furniture & Fixtures	441
Paper & Allied Products	250
Printing & Publishing	0
Chemical & Allied Products	805
Petroleum Related Industries	0
Rubber & Plastic Industries	23
Leather Products	0
Stone, Glass, & Concrete Products	0
Primary Metal Industries	15
Fabricated Metal Products	25
Machinery	278
Electrical & Electronic Machinery	31
Transportation Equipment	0
Scientific Equipment	0
Miscellaneous Manufacturing	5
Total	1,916

OAKRIDGE INDUSTRIAL DISTRICT



PROGRESS WEST INDUSTRIAL DISTRICT

Area: 129.6 ha	Occupied Land: 123.4 ha Vacant Land: 6.2 ha
Number of Sites: 113	Single Use Sites: 66 Multiple Use (Mall) Sites: 42 Vacant Sites: 5
Total Employment: 8,527	Single Use Site Employment: 4,820 Multiple Use Site Employment: 3,707
Major Employers:	Atlantic Packaging: 670 McGraw-Hill Ryerson Ltd.: 233

The Progress West Industrial District is one half of the Progress Industrial District located north of the Dorset Park Industrial District.

The Progress West Industrial District has 6.2 ha of vacant land. The vacant land is located on five sites, all of which are fully serviced. Three of the sites are greater than 1.0 ha in area.

The employment density for the Progress West Industrial District is 69.1 employees/hectare of occupied land. This is an increase of 18.2 employees/hectare of occupied land or 35.8% since 1985. The total Employment in the district has increased by 2,303 employees or 37.0% with an increase of 1,080 employees in multiple use sites, and an increase of 1,223 employees in single use sites.

As with the Progress East Industrial District. The Progress West Industrial District has excellent visibility and accessibility. 11 sites in the district back directly onto Highway 401. The Scarborough RT serves the district with two stations providing good public transportation. The CNR line passes through the district.

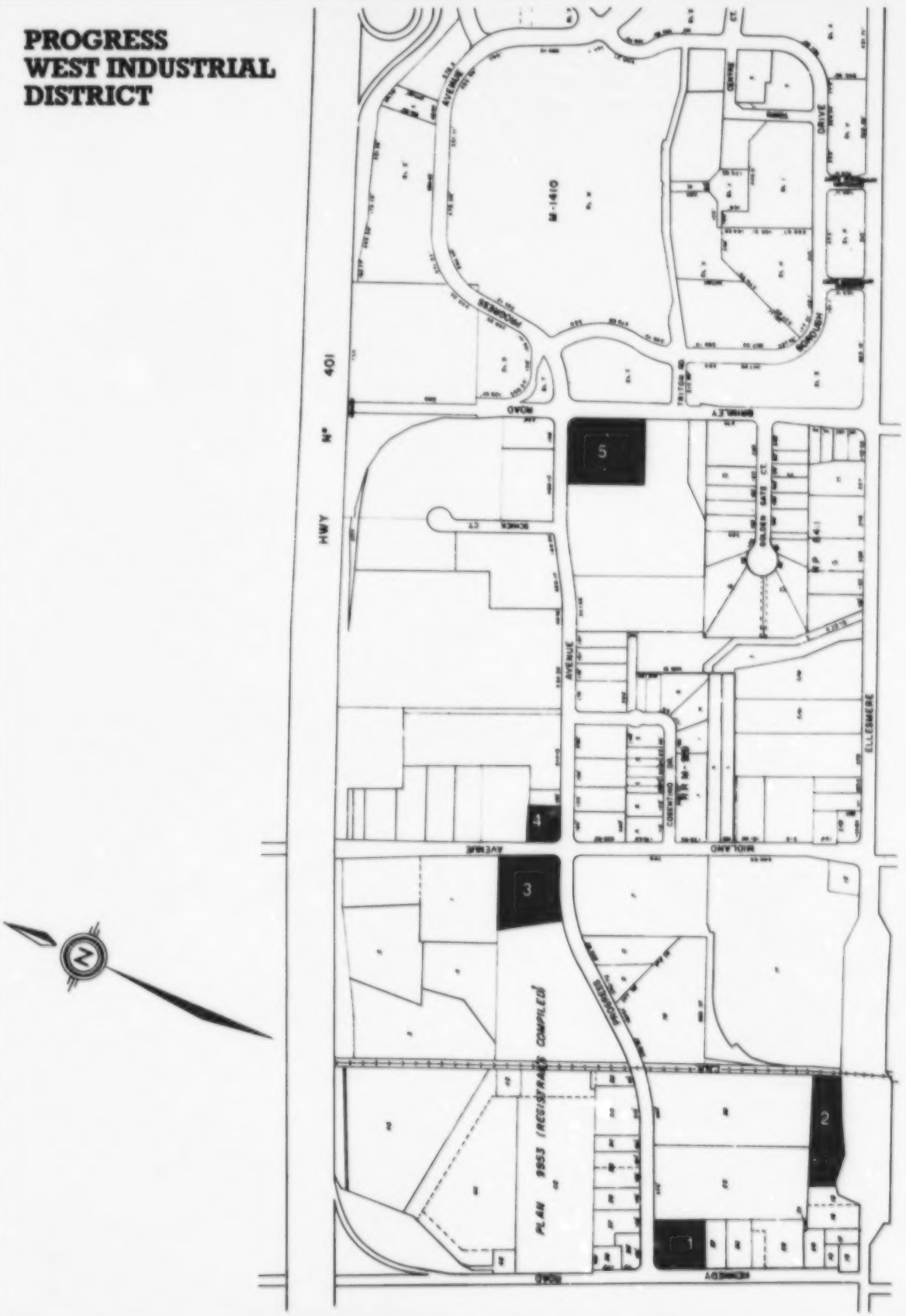
PROGRESS WEST INDUSTRIAL DISTRICT
EMPLOYMENT BY SECTOR
1990

Construction	145
Manufacturing	3,022
Transportation	804
Wholesale Trade	839
Retail Trade	803
Finance	136
Services	2,343
Public Administration	435
Total	8,527

PROGRESS WEST INDUSTRIAL DISTRICT
EMPLOYMENT BY INDUSTRIAL GROUP
MANUFACTURING SECTOR
1990

Food & Beverage Products	380
Tobacco Products	0
Textile Mill Products	5
Clothing & Fabric Products	78
Wood & Lumber Products	12
Furniture & Fixtures	67
Paper & Allied Products	100
Printing & Publishing	650
Chemical & Allied Products	394
Petroleum Related Industries	0
Rubber & Plastic Industries	126
Leather Products	0
Stone, Glass, & Concrete Products	19
Primary Metal Industries	80
Fabricated Metal Products	244
Machinery	394
Electrical & Electronic Machinery	357
Transportation Equipment	0
Scientific Equipment	9
Miscellaneous Manufacturing	107
Total	3,022

PROGRESS WEST INDUSTRIAL DISTRICT



Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Helder Holdings Ltd. c/o Isaac Meisels Invest. Ltd. P.O. Box 338 Station T Toronto, Ont. M6B 4A3	Progress & Kennedy S/E Corner	0.90 (2.22)	MDC	Yes
	Note: A site plan control application has been submitted for Office development site 1.				
2	Metropolitan Toronto Metro Parks & Property Dept. 8th Floor 365 Bay Street Toronto, Ont. M5H 2V1	Ellesmere N/S	1.48 (3.65)	M	Yes
3	Milltro Investments Ltd. 111 Progress Ave. Scarborough, Ont. M6B 4A3	Progress & Midland N/W Corner	1.62 (4.01)	M	Yes
4	The Midlands Corporation c/o 52 Gervais Drive Suite 505 Don Mills, Ont. M3C 1Z3	Progress & Midland N/E corner	0.43 (1.07)	OU	Yes
	Note: A site plan control application has received Council approval for Office and Commercial development on site 4				
5	T. Eaton Holdings Ltd. 1 Dundas Street West 11th Floor Toronto, Ont. M5B 1C8	Progress & Brimley S/W Corner	1.79 (4.43)	M	Yes

PROGRESS EAST INDUSTRIAL DISTRICT

Area: 127.0 ha	Occupied Land: 113.0 ha Vacant Land: 14.0 ha
Number of Sites: 117	Single Use Sites: 69 Multiple Use (Mall) Sites: 43 Vacant Sites: 5
Total Employment: 9,389	Single Use Site Employment: 2,016 Multiple Use Site Employment: 7,373
Major Employers:	The Prudential Insurance Co.: 1,220 A.G. Simpson Co. Ltd.: 600 Toyota Canada Inc.: 425

The Progress East Industrial district is one half of the Progress Industrial District. The City Centre divides the Progress Industrial District into its eastern and western portions. The Progress East Industrial District is located directly south of the Malvern Industrial District.

The Progress East Industrial District currently has 14.0 ha of vacant land. The vacant land is located on five sites with four of them having an area greater than 1.0 ha. All five sites are fully serviced.

The Progress East Industrial District has the highest employment density of all the industrial districts at 83.1 employees/hectare of occupied land. This is an increase of 23.7 employees/hectare or 39.9% since 1985, one of the largest increase in employment density in the industrial districts. The Progress East Industrial District has such a high employment density due to the office development in the district such as the Consilium which employs over 2,600 people on a 3.3 ha site and the Toronto Dominion Bank computer centre. Proposed office development in Scarborough's industrial districts, especially in the Progress East and West industrial districts, will raise employment densities dramatically in the near future.

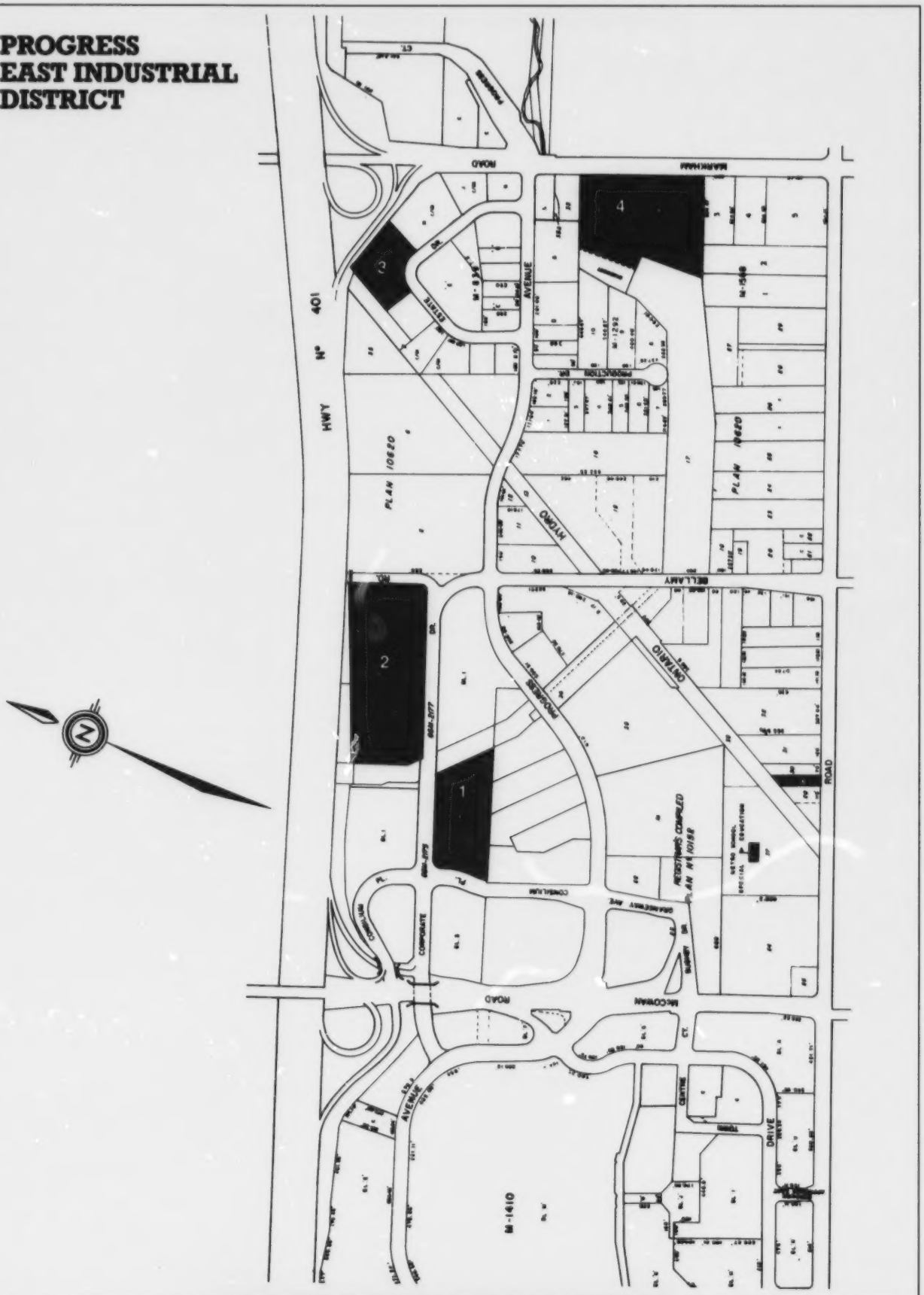
The largest increase in employment is found in multiple use or mall sites. From 1985 to 1990, employment in multiple use sites increased by 3,707 employees or 101.1%. Multiple use site employment represents 78.5% of the total district employment. Employment in single use sites decreased by 352 employees between 1985 and 1990. Overall, employment in the district increased by 3,355 employees, a 55.6% increase.

Access and visibility of sites within the Progress East Industrial District are excellent. Access to the 401 can by gained by either McCowen Road of Markham Road. Public Transit is available in the district with the McCowen RT Station located on the western boundary of the district. The Progress East Industrial will benefit from the future RT extension which will run through this district to the Neilson Industrial District. Three RT stations will be located in the Progress East Industrial District when the extension is completed. There is no rail service to this district.

PROGRESS EAST INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990	
Construction	354
Manufacturing	3,052
Transportation	835
Wholesale Trade	871
Retail Trade	318
Finance	2,231
Services	1,623
Public Administration	105
Total	9,389

PROGRESS EAST INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990	
Food & Beverage Products	44
Tobacco Products	0
Textile Mill Products	60
Clothing & Fabric Products	190
Wood & Lumber Products	2
Furniture & Fixtures	80
Paper & Allied Products	206
Printing & Publishing	260
Chemical & Allied Products	150
Petroleum Related Industries	0
Rubber & Plastic Industries	102
Leather Products	0
Stone, Glass, & Concrete Products	53
Primary Metal Industries	13
Fabricated Metal Products	1,046
Machinery	196
Electrical & Electronic Machinery	281
Transportation Equipment	10
Scientific Equipment	134
Miscellaneous Manufacturing	225
Total	3,052

PROGRESS EAST INDUSTRIAL DISTRICT


HWY No 401
PLAN 10820
PLAN 10820
MATHESON
MATHESON
MATHESON

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	The Prudential Insurance Co. of America 695874 Ont. Ltd. c/o Enterprise Property Group 200 Consilium Pl. Suite 104 Scarborough, Ont. M1E 3E4	Corporate & Consilium S/E Corner	2.37 (5.85)	M	Yes
2	796936 Ont. Inc. c/o 23 High Point Road North York, Ont. M3C 2R2	Corporate & Bellamy N/W Corner	5.28 (13.04)	M	Yes
	Note: An application has been recieved to rezone site 2 for Office, Commercial, & Residential uses				
3	Golfour Investments 366 Denison Street Suite 1 Markham, Ont. L3R 1B9	Estate N/S	1.43 (3.54)	M	Yes
4	Flexable Investments Ltd. c/o Arnold Zajdner 1600 Brimley Road Unit 5 Scarborough, Ont. M1P 3H1	Markham W/S	4.78 (11.80)	M	Yes
5	Famex Ltd. 1696 Bayview Ave. Toronto, Ont. M4G 3C4	Ellesmere N/S	0.19 (0.47)	MDC	Yes
	Note: A site plan control application has received final approval for Office development on site 5				

ROUGE INDUSTRIAL DISTRICT

Area: 214.3 ha	Occupied Land: 80.1 ha Vacant Land: 134.2 ha
Number of Sites: 107	Single Use Sites: 32 Multiple Use (Mall) Sites: 22 Vacant Sites: 53
Total Employment: 1,615	Single Use Site Employment: 469 Multiple Use Site Employment: 1,146
Major Employer:	Leach & Garner Canada Ltd.: 200

The Rouge Industrial District is the forth largest industrial district and is located in the north-east portion of Scarborough east of the Neilson Industrial District.

There are currently 134.2 ha of vacant land in the Rouge Industrial District. The vacant land is found on 53 sites with none of the vacant sites are less than 0.5 ha in area. The Rouge Industrial District has the second highest amount of vacant land of Scarborough's industrial districts.

The employment density of the Rouge Industrial District is 20.2 employees/hectare of occupied land. This is an increase of 16.6 employees/hectare since 1985, but still ranks the district third last in employment density when compared to the other industrial districts.

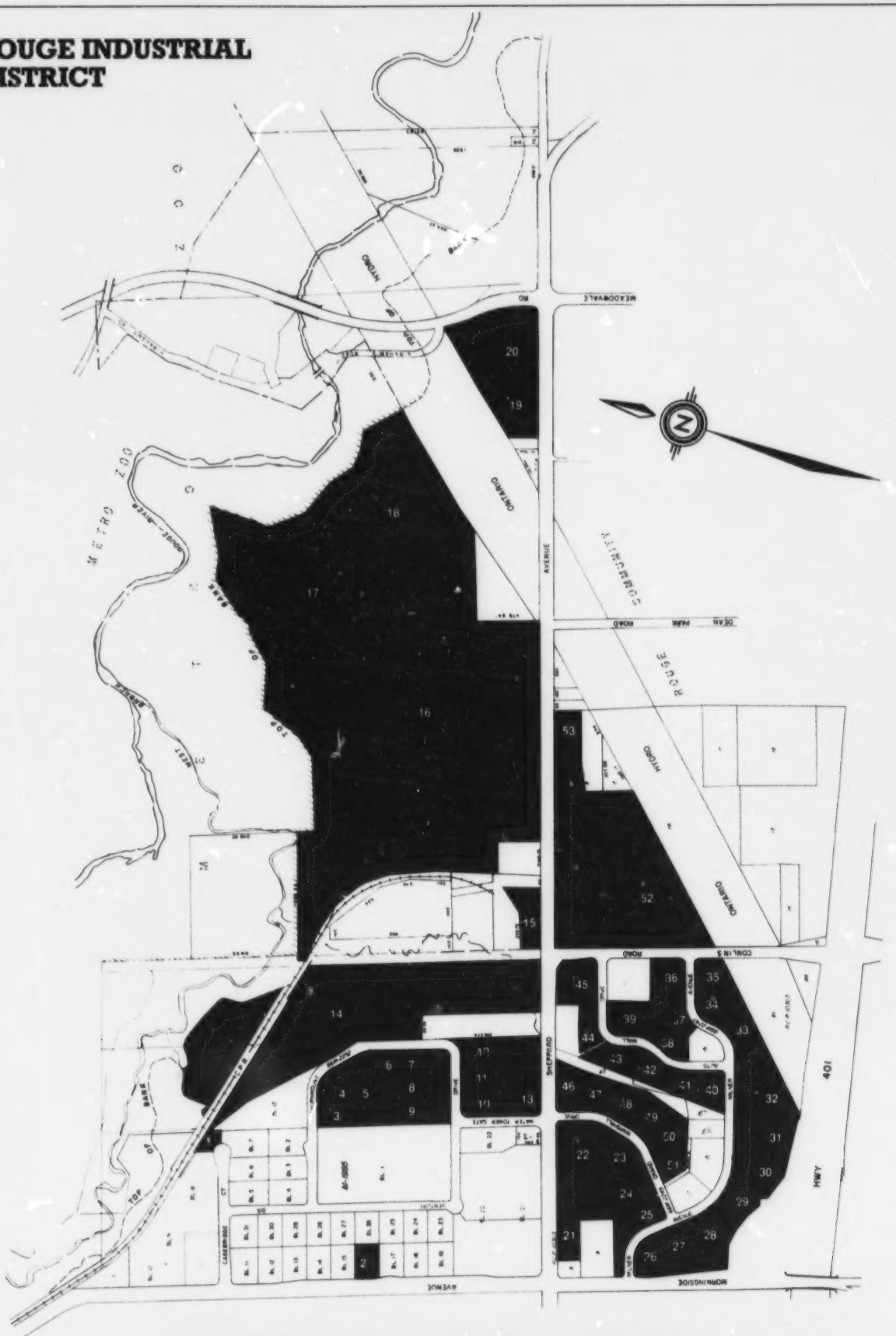
Employment in the district has increased by 1,196 since 1985. Multiple use site employment increased by 1,092 employees while single site employment increased by 104. Multiple use site employment accounts for 71.0% of the district employment.

Access to the district is good as Highway 401 borders the district to the south-west. The majority of the sites are fronted on the two highest classes of roads. A CPR spur line passes though the district.

ROUGE INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990	
Construction	260
Manufacturing	443
Transportation	93
Wholesale Trade	114
Retail Trade	152
Finance	63
Services	490
Public Administration	0
Total	1,615

ROUGE INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990	
Food & Beverage Products	0
Tobacco Products	0
Textile Mill Products	0
Clothing & Fabric Products	6
Wood & Lumber Products	26
Furniture & Fixtures	0
Paper & Allied Products	0
Printing & Publishing	34
Chemical & Allied Products	0
Petroleum Related Industries	0
Rubber & Plastic Industries	0
Leather Products	9
Stone, Glass, & Concrete Products	0
Primary Metal Industries	0
Fabricated Metal Products	46
Machinery	3
Electrical & Electronic Machinery	64
Transportation Equipment	0
Scientific Equipment	0
Miscellaneous Manufacturing	255
Total	443

ROUGE INDUSTRIAL DISTRICT



Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Dupont Canada Inc. P.O Box 2200 Streetville Postal Station Mississauga, Ont. L5M 2H3	Casebridge Ct. N/S	0.37 (0.91)	M	Yes
	Note: Site 1 is no longer vacant				
2	Vasilev Holdings Ltd. 80 Venture Drive Scarborough, Ont. M1B 3L6	Morningside E/S	0.51 (1.27)	M	Yes
3	796791 Ont. Ltd. 2 Director Court Unit 101 Woodbridge, Ont. L4L 3Z5	Thornmount S/S	0.78 (1.93)	M,OU,IPU	Yes
4	796791 Ont. Ltd. See Site 3	Thornmount S/S	0.81 (2.00)	M,OU,IPU	Yes
5	796791 Ont. Ltd. See Site 3	Thornmount W/S	0.80 (1.97)	M,OU,IPU	Yes
6	796791 Ont. Ltd. See Site 3	Thornmount W/S	0.80 (1.99)	M,OU,IPU	Yes
7	Thornmount. Centre Ltd. 2 Director Crt. Unit 101 Woodbridge, Ont. L4L 3Z5	Thornmount W/S	0.76 (1.87)	M,OU,IPU	Yes
8	Thornmount Centre Ltd See Site 7	Thornmount N/S	0.79 (1.95)	M,OU,IPU	Yes
9	Thornmount Centre Ltd. See Site 7	Thornmount N/S	0.79 (1.95)	M,OU,IPU	Yes
10	Sheppard East Developments Ltd. 2 Director Crt. Unit 101 Woodbridge, Ont. L4L 3Z5	Thornmount S/S	0.84 (2.07)	M,OU,IPU	Yes
11	Sheppard East Developments Ltd. See Site 10	Thornmount S/S	0.82 (2.02)	M,OU,IPU	Yes
12	Sheppard East Developments Ltd. See Site 10	Thornmount S/S	0.84 (2.07)	M,OU,IPU	Yes
13	Sheppard East Developments Ltd. See Site 10	Water Tower Gate E/S	1.42 (3.50)	M,OU,IPU	Yes
14	Ministry of Transportaion Central Region Property Office 3501 Dufferin St. Toronto, Ont. M3M 1N6	Sheppard N/S	14.78 (36.52)	M,H	Yes
	Note: Site 14 is presently being held as part of the proposed East Metro Transportation Corridor. Until a final decision is made, this land is not considered for sale				
15	City of Scarborough Corporate Services Department Real Estate Division 150 Borough Dr. Scarborough, Ont. M1P 4N7	Sheppard N/S	0.92 (2.28)	M	Yes
16	MacAsphalt Industries Ltd. 8800 Sheppard Avenue East Suite 201 Scarborough, Ont. M1E 4R2	Sheppard N/S	47.74 (117.96)	M	Yes
17	McAsphalt Realty Company 8800 Sheppard Avenue East West Hill, Ont. M1E 4R2	Sheppard N/S	14.46 (35.73)	M	Yes
	Note: An application has been submitted to subdivide & rezone sites 16 & 17 for Industrial & Commercial uses				
18	Metropolitan Toronto Works Department 12th Floor Phoenix House 439 University Avenue Toronto Ont. M5G 1Y8	Sheppard N/S	8.66 (21.39)	M	No
19	Zooview Developments Ltd. 93 Palm Drive Downsview, Ont. M3H 2C2	Sheppard N/S	1.58 (3.90)	M	Yes
20	Zooview East Developments Ltd. c/o Bratty & Partners 4950 Yonge St. Suite 2000 North York, Ont. M2N 6K1	Sheppard N/S	3.20 (7.92)	M	Yes
21	574780 Ont. Ltd. 17 Portsmith Rd. Willowdale, Ont. M2L 2W7	Sheppard S/S	0.58 (1.44)	M	Yes
	Note: An application has been received to rezone site 21 for Industrial, Office, & Retail uses				
22	T.C.C. Bottling Ltd. 42 Overlea Blvd. Toronto, Ont. M4H 1B8	Sheppard S/S	2.84 (7.01)	M	Yes
23	T.C.C. Bottling Ltd. See Site 22	Grand Marshall N/S	0.82 (2.02)	M	Yes
24	T.C.C. Bottling Ltd. See Site 22	Grand Marshall N/S	1.10 (2.73)	M	Yes
25	T.C.C. Bottling Ltd. See Site 22	Grand Marshall N/S	1.06 (2.63)	M	Yes

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
26	Moringard Developments Ltd. c/o First Professional Management Inc. 1 Salehurst Rd. Suite 300 North York, Ont. M2J 5B2	Milner S/S	0.77 (1.90)	M	Yes
27	Moringard Development Ltd. See Site 26	Milner S/S	0.87 (2.16)	M	Yes
28	Moringard Development Ltd. See Site 26	Milner S/S	1.21 (2.99)	M	Yes
29	Moringard Development Ltd. See Site 26	Milner S/S	0.79 (1.95)	M	Yes
30	Moringard Development Ltd. See Site 26	Milner S/S	1.34 (3.32)	M	Yes
31	Moringard Development Ltd. See Site 26	Millner S/S	1.14 (2.82)	M	Yes
32	Scarborough Automotive Centre Ltd. 350 Bay Street 5th Floor Toronto, Ont. M5H 2S6	Milner S/S	2.36 (5.84)	M	Yes
33	Scarborough Automotive Centre Ltd. See Site 32	Milner S/S	0.68 (1.68)	M,VSO	Yes
	Note: A site plan control application has received final approval for Commerical development on site 33				
34	Scarborough Automotive Centre Ltd. See Site 32	Milner S/S	0.74 (1.83)	M,VSO	Yes
35	Scarborough Automotive Centre Ltd. See Site 32	Milner S/S	0.68 (1.67)	M,VSO	Yes
36	Scarborough Automotive Centre Ltd. See Site 32	Milner N/S	0.93 (2.31)	M,VSO	Yes
37	Scarborough Automotive Centre Ltd. See Site 32	Milner N/S	0.60 (1.49)	M,VSO	Yes
38	Scarborough Automotive Centre Ltd. See Site 32	Auto Mall Dr. E/S	0.61 (1.50)	M,VSO	Yes
39	Scarborough Automotive Centre Ltd. See Site 32	Auto Mall Dr. E/S	0.87 (2.15)	M,VSO	Yes
	Note: A site plan control application has received Council approval for Commerical development on site 39				
40	Scarborough Automotive Centre Ltd. See Site 32	Auto Mall Dr. W/S	0.59 (1.45)	M,VSO	Yes
41	Scarborough Automotive Centre Ltd. See Site 32	Auto Mall Dr. W/S	0.59 (1.45)	M,VSO	Yes
42	Scarborough Automotive Centre Ltd. See Site 32	Auto Mall Dr W/S	0.58 (1.43)	M,VSO	Yes
43	Scarborough Automotive Centre Ltd. See Site 32	Auto Mall Dr. W/S	0.65 (1.61)	M,VSO	Yes
44	Scarborough Automotive Centre Ltd. See Site 32	Auto Mall Dr. W/S	0.54 (1.34)	M,VSO	Yes
45	Scarborough Automotive Centre Ltd. See Site 32	Conlins W/S	1.21 (3.00)	OU	Yes
46	Moringard Developments Ltd. See Site 26	Grand Marshall E/S	0.73 (1.81)	M	Yes
	Note: An application has been submitted to rezone site 46 for Office uses				
47	Moringard Developments Ltd. See site 26	Grand Marshall E/S	0.68 (1.69)	M	Yes
48	Moringard Developments Ltd. See Site 26	Grand Marshall E/S	0.72 (1.78)	M	Yes
49	Moringard Developments Ltd. See Site 26	Grand Marshall E/S	0.70 (1.73)	M	Yes
50	Ivorwood Investments Ltd. c/o Rex-Pak Ltd. 1399 Kennedy Rd. Suite 26 Scarborough, Ont. M1P 2L6 Att. Mr. Sabatni	Grand Marshall E/S	0.72 (1.77)	M	Yes
51	Ivorwood Investments Ltd. See Site 50	Grand Marshall E/S	0.51 (1.25)	M	Yes
52	Sheppard 401 Business Park Inc. 1230 Sheppard Avenue West Unit 1 Downsview, Ont. M3L 1J3	Sheppard S/S (11.18)	4.52	M	Yes
	Note: An official plan amendment application has been submitted to support Industrial & Commercial uses on site 52				
53	Great Emerald Construction Co. Ltd. c/o Mr. John Franken 28 Panama Court Keswick, Ont. L4P 3L7	Sheppard S/S	0.71 (1.76)	M	Yes

SOUTH AGINCOURT INDUSTRIAL DISTRICT

Area: 54.0 ha	Occupied Land: 51.3 ha Vacant Land: 2.7 ha
Number of Sites: 38	Single Use Sites: 19 Multiple Use (Mall) Sites: 17 Vacant Sites: 2
Total Employment: 1,869	Single Use Site Employment: 855 Multiple Use Site Employment: 1,014
Major Employers:	Sheraton Hotel: 440 The Carswell Co. Ltd.: 200

The South Agincourt Industrial District is the second smallest industrial district in terms of area and is located north of the Progress Industrial District.

The South Agincourt Industrial District presently has 2.7 ha of vacant land on two sites, both of which are fully serviced. Although the district is located beside the 401, there is no vacant land visible from the highway.

The employment density of the South Agincourt Industrial District is 36.4 employees/hectare of occupied land. This an increase of 7.0 employees/hectare since 1985.

Employment in the district increased by 498 employees from 1985 to 1990. During this time, multiple use site employment increased by 502 employees, while single site employment decreased by 4 employees.

Although many of the sites are fronted on roads of lower classes, the accessibility of the district remains good due to the close proximity of the 401 which runs along the southern boundary of the district. A CPR line passes through the district.

SOUTH AGINCOURT INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990

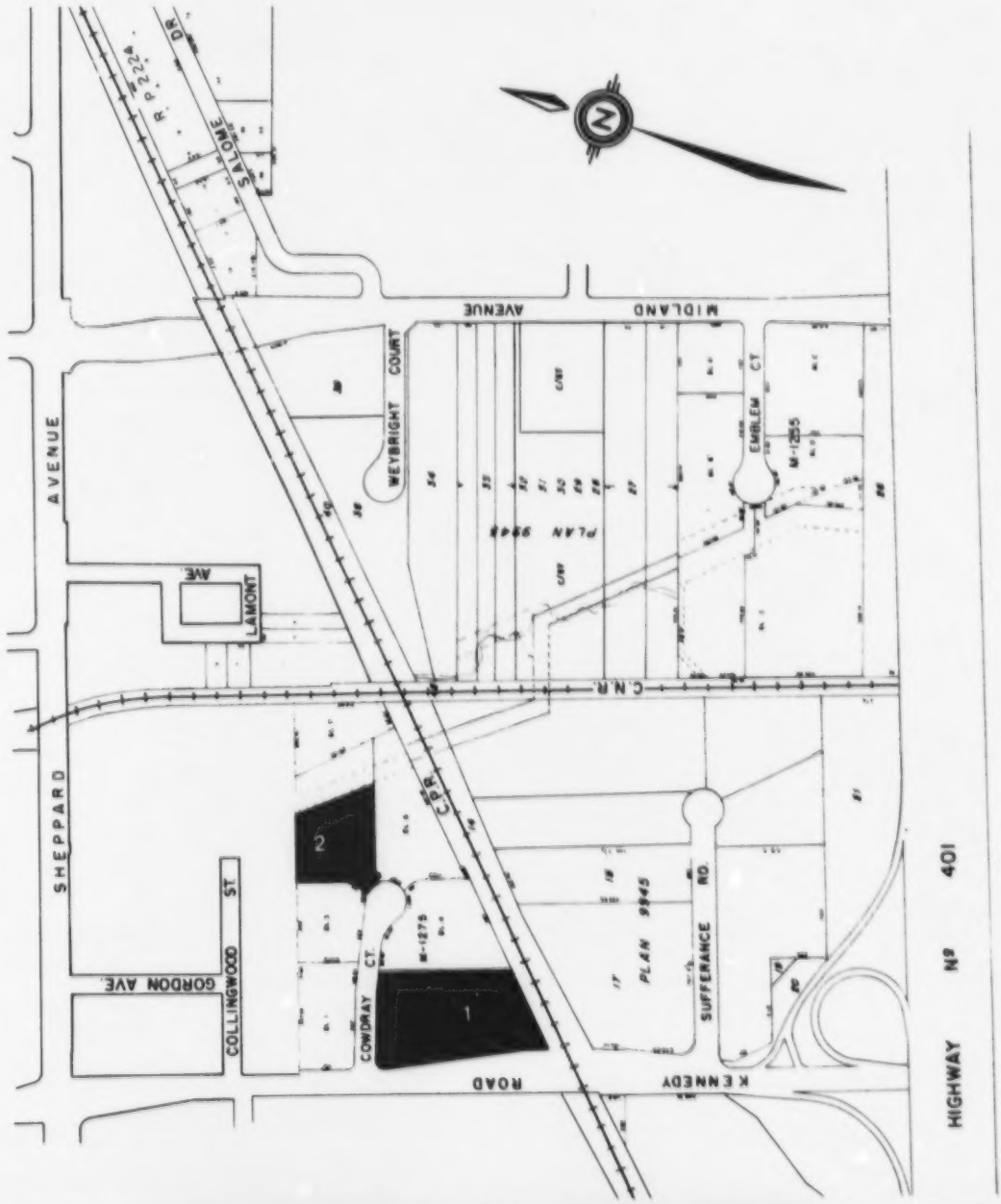
Construction	3
Manufacturing	691
Transportation	272
Wholesale Trade	116
Retail Trade	41
Finance	130
Services	611
Public Administration	5
Total	1,869

SOUTH AGINCOURT INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990

Food & Beverage Products	13
Tobacco Products	0
Textile Mill Products	0
Clothing & Fabric Products	10
Wood & Lumber Products	0
Furniture & Fixtures	63
Paper & Allied Products	31
Printing & Publishing	219
Chemical & Allied Products	46
Petroleum Related Industries	101
Rubber & Plastic Industries	0
Leather Products	0
Stone, Glass, & Concrete Products	0
Primary Metal Industries	0
Fabricated Metal Products	19
Machinery	74
Electrical & Electronic Machinery	7
Transportation Equipment	3
Scientific Equipment	21
Miscellaneous Manufacturing	84
Total	691

SOUTH AGINCOURT INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Transmetro Properties Ltd. 94 Cumberland St. Room 902 Toronto, Ont. M5R 1A3	Cowdray & Kennedy S/E Corner	1.62 (4.00)	OU	Yes
	Note: A site plan control application has received final approval for Office development on site 1				
2	Transmetro Properties Ltd. See Site 1	Cowdray N/S	1.09 (2.70)	M	Yes



STEELES INDUSTRIAL DISTRICT

Area: 59.0 ha	Occupied Land: 56.8 ha Vacant Land: 2.2 ha
Number of Sites: 22	Single Use Sites: 8 Multiple Use Sites: 13 Vacant Sites: 1
Total Employment: 3,552	Single Use Site Employment: 1,023 Multiple Use Site Employment: 2,529
Major Employers:	Bank of Montreal: 773 Webcom Ltd.: 175 ATI Technologies Inc.: 138

The Steeles Industrial District is located in the north-west corner of Scarborough. It is the third smallest industrial district in area behind Birchmount and South Agincourt.

There are 2.2 ha of vacant land in the Steeles Industrial District. The vacant land is located on one site which is fully serviced.

The employment density of the Steeles Industrial District is 62.5 employees/hectare of occupied land. This is an increase from the 1985 employment density figure of 47.7 employees/hectare of occupied land.

The employment of the district increased by 848 employees from 1985 to 1990. Multiple use employment increased by 967 employees and single site employment decreased by 119 employees. Multiple use site employment represents 71.2% of the employment in the district.

All sites in the Steeles Industrial District are fronted on the three highest classes of roads. Highway 404 is located a short drive to the west of the district providing good access to Highway 401 and the rest of Metropolitan Toronto. There is no rail service to the district.

STEELES INDUSTRIAL DISTRICT
EMPLOYMENT BY SECTOR
1990

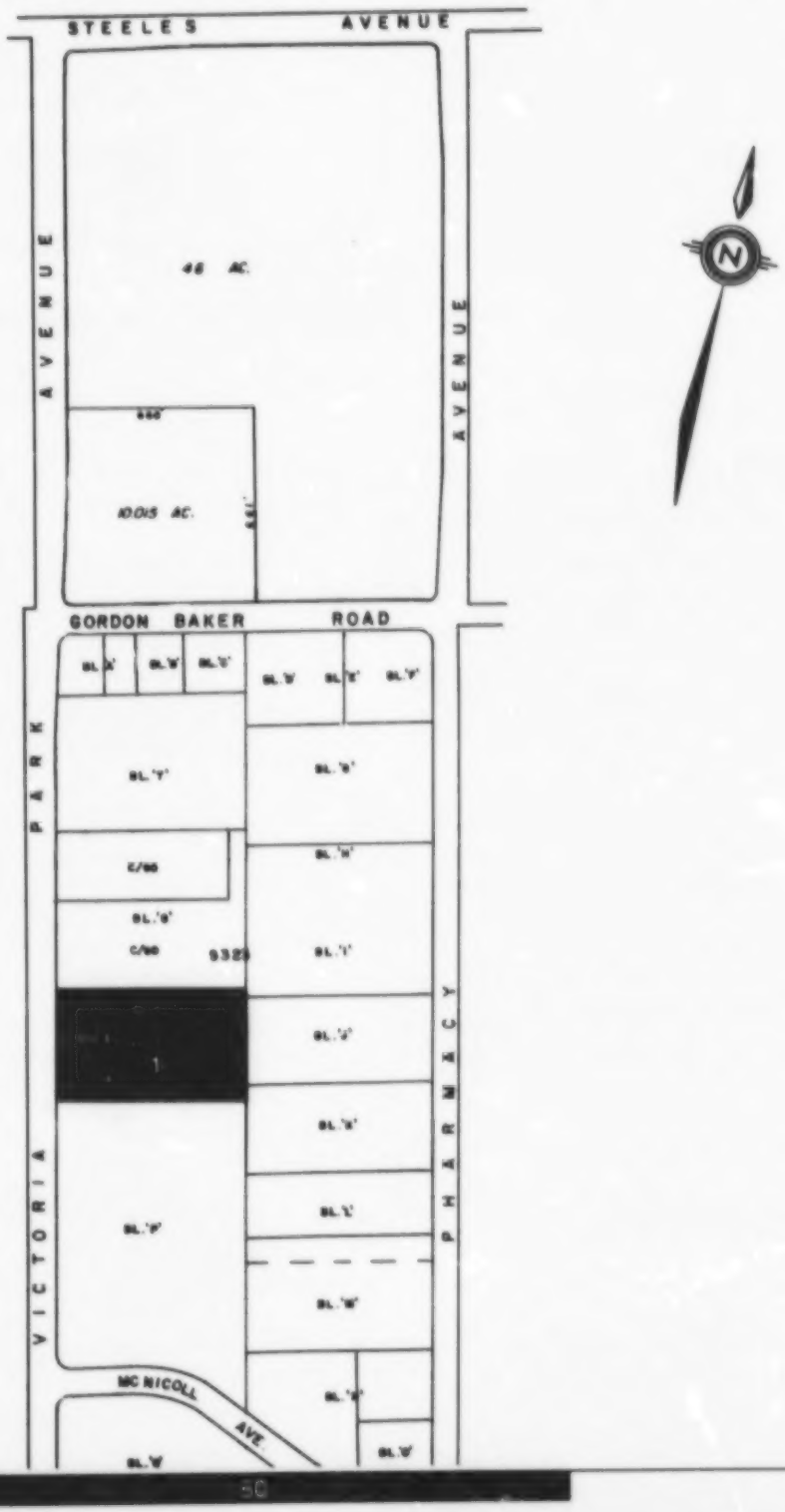
Construction	10
Manufacturing	903
Transportation	122
Wholesale Trade	449
Retail Trade	262
Finance	919
Services	826
Public Administration	61
Total	3,552

STEELES INDUSTRIAL DISTRICT
EMPLOYMENT BY INDUSTRIAL GROUP
MANUFACTURING SECTOR
1990

Food & Beverage Products	3
Tobacco Products	0
Textile Mill Products	23
Clothing & Fabric Products	23
Wood & Lumber Products	5
Furniture & Fixtures	170
Paper & Allied Products	20
Printing & Publishing	309
Chemical & Allied Products	6
Petroleum Related Industries	0
Rubber & Plastic Industries	2
Leather Products	0
Stone, Glass, & Concrete Products	0
Primary Metal Industries	15
Fabricated Metal Products	0
Machinery	26
Electrical & Electronic Machinery	157
Transportation Equipment	0
Scientific Equipment	3
Miscellaneous Manufacturing	141
Total	903

STEELES INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Hugh MacLean 1020 McNicoll Avenue Scarborough, Ont. M1W 2J6	Victoria Park E/S	2.25 (5.55)	M	Yes



TAPSCOTT INDUSTRIAL DISTRICT

Area: 708.5 ha	Occupied Land: 217.6 ha Vacant Land: 490.9 ha
Number of Sites: 278	Single Use Sites: 94 Multiple Use (Mall) Sites: 94 Vacant Sites: 90
Total Employment: 10,523	Single Use Site Employment: 3,425 Multiple Use Site Employment: 7,098
Major Employers:	Invotronics Mfg. Inc.: 350 Northern Devices: 320 Today's Business Products Ltd.: 314

The Tapscott Industrial District is the largest industrial district in Scarborough in terms of area. At 708.5 ha it is almost twice the area of the second largest industrial district, the Marshalling Yard Industrial District. The Tapscott Industrial District is located on the northern boundary of Scarborough, north of the Marshalling Yard Industrial District.

There are currently 490.9 ha of vacant land in the Tapscott Industrial District. This represents 69.3% of the total area of the district and 59.3% of the total vacant land in Scarborough's industrial districts.

Both the amount and percentage of vacant land in the Tapscott district are the highest among the industrial district. The 490.9 ha of vacant land sits on 90 sites, 50 of which are not fully serviced. In total, there are 48.8 hectares of vacant land which are fully serviced and 442.1 hectares of vacant land which are not fully serviced.

The employment density of the Tapscott Industrial District is 48.4 employees/hectare of occupied land, an increase of 34.9 employees/hectare from 1985. This is the largest increase in employment density during this time period.

The employment of the district has increased by 8,179 employees 1985. This is the largest increase in employment in an industrial district between 1985 and 1990. Employment in single use sites has increased by 2,028 employees while employment in multiple use sites has increased by 6,151 employees. Multiple use site employment currently represents 67.4% of the employment in the district. The Tapscott Industrial District currently employs the third largest number of people of Scarborough's industrial districts.

Accessibility to the Tapscott Industrial District is good and will improve in the near future. Sites in the district are located on a variety of classed of roads and are exclusively used by industrial generated traffic. Markham Road passes through the district providing access to Highway 401 to the south. Neilson Road also runs through the district giving the sites in eastern section of the district access to the Highway. North of the district, Highway 407 will be constructed providing access to the growing market in York Region. A CPR line passes through the district.

The Servicing of the Tapscott Industrial District

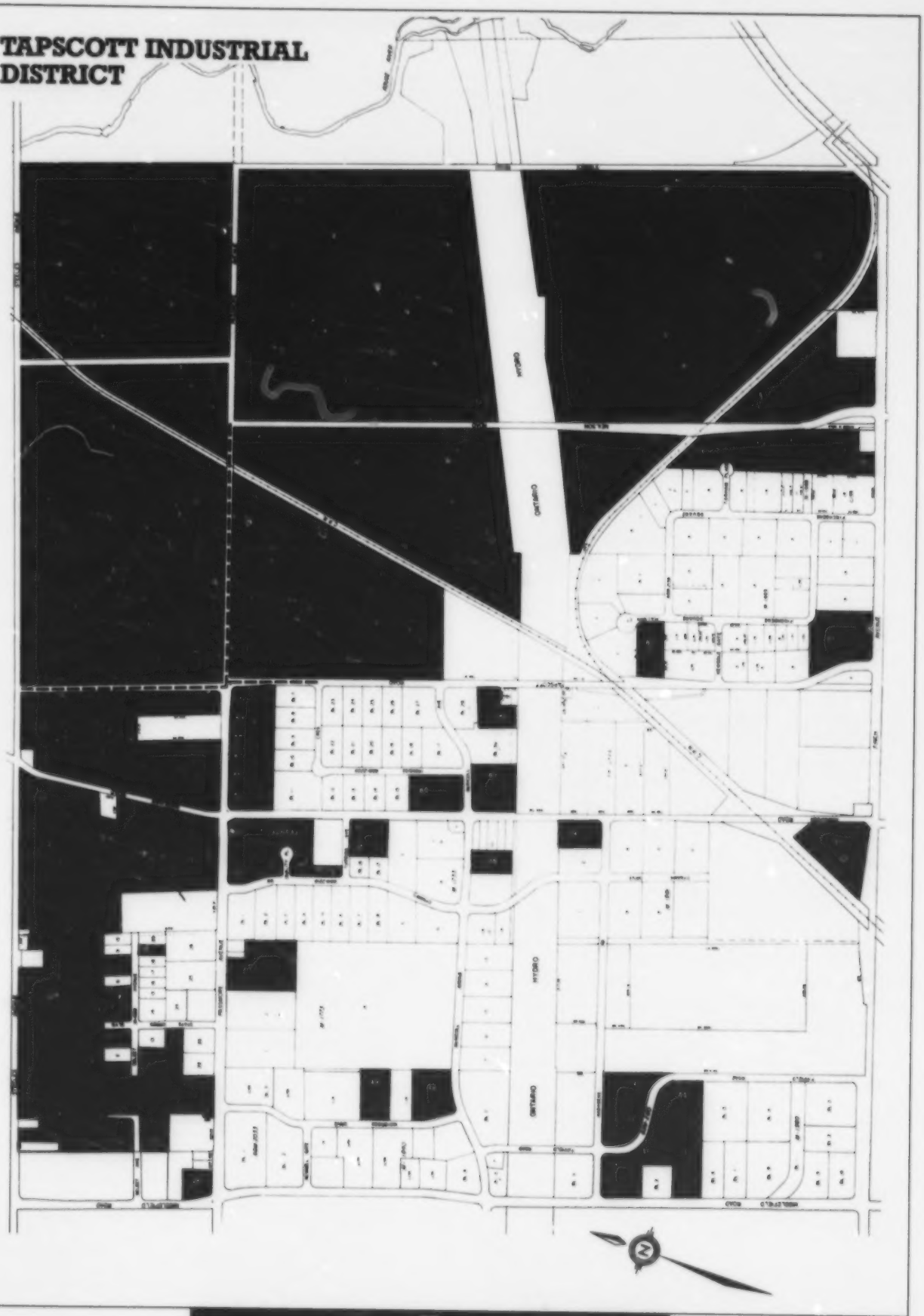
The vacant industrial sites which are not fully serviced are generally located along the northern and eastern boundaries of the district. Currently, the main water line which is to service the areas in the eastern half of the district has been extended to Finch Avenue and Neilson Road. The sanitary sewer trunk outlet is located on the eastern border of the district on Staines Road just north of the Ontario Hydro Corridor. The solid line on the Tapscott Industrial District map represents the boundary between sites which are serviced with sanitary trunk sewers (to the south and west of the line) and those which are not (to the north and east of the line). The Works and Environment Department have indicated in their 1991 -1995 Capital Budget the extension of trunk sewers to provide servicing to encourage development on the vacant sites. The proposed trunk sewer extensions are represented by a dashed solid line on the Tapscott Industrial District map. It should be noted that Scarborough City Council had not yet approved funding for these trunk sewer extensions at the time of publication.

For further information on future road improvements or sanitary sewer trunk extensions in the Tapscott Industrial District or any of Scarborough's industrial districts, please call the City of Scarborough Works and Environment Department, Transportation and Planning Division at (416) 396-7361. For further information on the water lines servicing the Tapscott Industrial District or any of Scarborough's industrial districts, please call the Scarborough Public Utilities Commission, Engineering Department at (416) 292-1530.

TAPSCOTT INDUSTRIAL DISTRICT EMPLOYMENT BY SECTOR 1990	
Construction	485
Manufacturing	5,460
Transportation	1,095
Wholesale Trade	1,616
Retail Trade	310
Finance	85
Services	1,392
Public Administration	80
Total	10,523

TAPSCOTT INDUSTRIAL DISTRICT EMPLOYMENT BY INDUSTRIAL GROUP MANUFACTURING SECTOR 1990	
Food & Beverage Products	104
Tobacco Products	5
Textile Mill Products	197
Clothing & Fabric Products	244
Wood & Lumber Products	234
Furniture & Fixtures	227
Paper & Allied Products	223
Printing & Publishing	1,134
Chemical & Allied Products	21
Petroleum Related Industries	3
Rubber & Plastic Industries	97
Leather Products	0
Stone, Glass, & Concrete Products	210
Primary Metal Industries	0
Fabricated Metal Products	544
Machinery	436
Electrical & Electronic Machinery	754
Transportation Equipment	174
Scientific Equipment	73
Miscellaneous Manufacturing	780
Total	5,460

TAPSCOTT INDUSTRIAL DISTRICT



Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Cutterwood Developments Ltd. 35 The Links Rd. Willowdale, Ont. M2P 1T8	Steeles S/S	1.61 (3.97)	AG	No
2	A. Wayne c/o Golfour Investments 366 Denison St. Suite 1 Markham, Ont. L3R 1B9	Steeles S/S	3.80 (9.38)	AG	No
3	Mivida Management Ltd. c/o Shields Snow Investments 2221 Yonge St. Suite 606 Toronto, Ont. M4S 2B4	Steeles S/S	11.57 (4.68)	AG	No
4	Baif Developments Ltd. 3625 Dufferin St. Suite 503 Downsview, Ont. M3K 1N4	Steeles S/S	8.90 (22.00)	AG	No
5	Imperial Oil Ltd. P.O. Box 422 North York, Ont. M3C 2T2	Steeles & Markham S/E Corner	0.35 (0.86)	AG	No
6	Peter Struk & Barida Slauka 173 Ridley Blvd. Toronto, Ont. M5M 3M4	Markham W/S	5.08 (12.55)	AG	No
7	Jaylee Transport Ltd. c/o W.Busby 58 Laurelleaf Rd. Thornhill, Ont. L3T 2Y1	Markham W/S	2.03 (5.01)	AG	No
8	John Alexandris 39 East Drive Unionville, Ont. L3R 1K8	Markham W/S	2.02 (5.00)	AG	No
	Note: An application has been submitted to rezone site 8 for industrial uses				
9	Peter & Mary Humeniuk R.R. #2 Penetang, Ont. L0K 1P0	Markham & Passmore N/W Corner	3.95 (9.77)	AG	No
10	Gene & Ed Smith Trucking Ltd. 3 Elm Street Markham, Ont. L3P 2V2	Select S/S	0.29 (0.71)	MG	Yes
11	572979 Ont. Ltd. 29 Wardencourt Dr. Scarborough, Ont. M1T 3M9	Select N/S	0.29 (0.71)	MG	Yes
12	572979 Ont. Ltd. See Site 11	Select N/S	0.29 (0.71)	MG	Yes
13	551291 Ont. Ltd. 1120 Bellamy Rd. Unit 10 Scarborough, Ont. M1H 1H3	Select N/S	0.29 (0.71)	MG	Yes
14	Inter-Leading Holdings Inc. 400 Esna Park Dr. Unit 5 Markham, Ont. L3R 3K2	Select & State Crown N/E Corner	0.66 (1.64)	MG	Yes
15	Siu May Chau & Raymond Hing Shiu 180 Markham Rd. Apt. 1701 Scarborough, Ont. M1M 2Z9	Select & State Crown N/W Corner	0.50 (1.24)	MG	Yes
16	Elpeco Holdings Company Ltd. 10 Estate Dr. Scarborough, Ont. M1H 2Z1	Select N/S	0.38 (0.93)	MG	Yes
17	Kimian Mechanical Corp. 1496 Midland Ave. Scarborough, Ont. M1P 3B9	Select S/S	0.38 (0.95)	MG	Yes
18	Mary Haraminski In Trust c/o 6 Boynton Circle R.R. #2, Group 1-26 Gormley, Ont. L0H 1G0	Select S/S	0.37 (0.92)	MG	Yes
19	21 State Crown Blvd. Ltd. 1399 Kennedy Rd. Unit 26 Scarborough, Ont. M1P 2L7	State Crown W/S	0.83 (2.05)	M	Yes
20	El Ciudad Investments Ltd. 5001 Dufferin St. Thornhill, Ont. L4V 2K2	Passmore N/S	2.02 (5.00)	AG	Yes
	Note: An application to rezone site 20 for industrial uses has received Council approval				
21	Tails of Two Cities Inc. In Trust c/o 2040 Yonge St. Suite 300 Toronto, Ont. M4S 1Z9	Passmore N/S	2.10 (5.20)	AG	Yes
	Note: An application to subdivide and rezone site 21 for industrial uses has received Council approval				
22	Wise World Enterprises (Canada) Ltd. c/o 3459 Sheppard Avenue East Suite 202 Scarborough, Ont. M1T 3K5	Select S/S	0.58 (1.43)	MG	No
23	Wise World Enterprises (Canada Ltd.) See Site 22	Select N/S	0.46 (1.15)	MG	No
24	Wise World Enterprises (Canada) Ltd. See Site 22	Select N/S	0.51 (1.27)	MG	No

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
25	Wise World Enterprises (Canada) Ltd. See Site 22	Select S/S	0.53 (1.31)	MG	No
26	Kovacs, Schuller, & Jambritta Martin 6 Trimmingham Crt. Thornhill, Ont. L4J 2E2	Passmore & Middlefield N/E Corner	0.81 (2.00)	CF	Yes
27	Uranus Ontario Associates Uranus Investments Ltd. c/o Sagitta Group 101 Duncan Mill Rd. Suite 500 Don Mills, Ont. M3B 1Z3 Att. G.F. Lynch	Passmore S/S	3.12 (7.71)	MS	Yes
28	Avery Isle Developments Inc. c/o 749349 Ont. Ltd. 2 Director Crt. Units 101 & 102 Woodbridge, Ont. L4L 3Z5	Passmore S/S	0.88 (2.17)	M	Yes
29	Avery Isle Developments Inc. See Site 28	Passmore S/S	0.22 (0.55)	M	No
30	Sun Oil Company Ltd. c/o F.R. Liprott 36 York Mills Rd. North York, Ont. M2P 2C5	Passmore & Dynamic S/W Corner	0.20 (0.50)	MDC	No
31	Avery Isle Developments Inc. See Site 28	Dynamic E/S	0.87 (2.14)	MG	Yes
	Note: A site plan control application has been submitted for industrial development on site 31				
32	Avery Isle Developments Inc. See Site 28	Quality N/S	1.25 (3.09)	M	Yes
33	Avery Isle Developments Inc. See Site 28	Quality S/S	0.87 (2.15)	M	Yes
34	Avery Isle Developments Inc. See Site 28	Dynamic E/S	0.56 (1.38)	MG	Yes
	Note: A site plan control application has been submitted for industrial development on site 33 & 34				
35	Verne Stevenson 42 Allangrove Cres Scarborough, Ont. M1W 1S5	Dynamic E/S	0.33 (0.81)	MS	Yes
	Note: A site plan control application has received final approval for Office & Commercial development on site 35				
36	802909 Ont. Ltd. c/o 2305 Markham Rd. Scarborough, Ont. M1B 2W5	Turbina S/S	0.74 (1.83)	M	Yes
37	Avery Isle Developments Inc. See Site 28	Turbina S/S	0.74 (1.84)	M	Yes
38	728795 Ont. Ltd. 70 Silver Star Blvd. Unit 134 Scarborough, Ont. M1V 4W2	McNicoll S/S	0.93 (2.30)	MDC	Yes
	Note: A site plan control application has received final approval for Industrial & Commercial development on site 38				
39	815900 Ont. Inc. 156 Shorting Rd. Scarborough, Ont. M1S 3S6	Nashdene N/S	1.19 (2.95)	M	Yes
	Note: A site plan control application has received final approval for Industrial development on site 39.				
40	Keith Hastings 5500 Finch Avenue East Scarborough, Ont. M1S 5B4	Finch N/S	3.95 (9.76)	AG	Yes
41	656706 Ont. Ltd. 635 Middlefield Rd. Scarborough, Ont. M1S 3B2	Tiffield E/S	0.83 (2.05)	MG	Yes
42	Alex Hanson Holdings Ltd. In Trust 72 Kerrigan Cres. Markham, Ont. L3R 7S7	Tiffield E/S	0.62 (1.52)	MG	Yes
43	Theresa, & Joseph Jr. Strantzl 635 Middlefield Rd. Scarborough, Ont. M1S 3B2	Tiffield E/S	1.82 (4.50)	MG	Yes
44	T. & J.Jr. Strantzl See Site 43	Tiffield W/S	2.86 (7.07)	MG	Yes
45	T., & J.Jr. Strantzl See Site 43	Middlefield E/S	1.67 (4.13)	M,MG	Yes
46	T. & J.Jr. Strantzl See Site 43	Tiffield W/S	1.01 (2.49)	MG	Yes
47	T. & J.Jr. Strantzl See Site 43	Middlefield W/S	1.82 (4.50)	M,MG	Yes
	Note: A site plan control application has received final approval for industrial development on site 47				
48	Scarborough Gospel Temple 710 Markham Rd. Scarborough, Ont. M1H 3C8	McNicoll N/S	2.02 (5.00)	MS	Yes
49	620923 Ont. Ltd. c/o Inducon Design Build Associates 235 Yorkland Blvd. Suite 1100 Willowdale, Ont. M2J 4Y8 Tel. 494-2800	Maybrook W/S	1.60 (3.95)	MS	Yes

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
50	783609 Ont. Ltd. c/o Matthews Group Ltd. 50 Burnhamthorpe Road West Mississauga, Ont. L5M 3C2 Att. Jon Merglesky	Markham E/S	9.43 (23.30)	AG	No
51	Municipality of Metro Toronto Treasury Dept. Accounting Div. c/o Jack Pickard 10th Floor, West Tower New City Hall Toronto, Ont. M5H 2N1	Markham E/S	6.48 (16.02)	AG	No
	Note: An application has been submitted to rezone site 51 for industrial uses				
52	Swindon Inv. Ltd. Ellendale Inv. Ltd. Windley Ltd. Overbank Ltd. c/o M & R Holdings 3520 Pharmacy Ave. Unit 1 Scarborough, Ont. M1W 2T8	Markham E/S (12.30)	4.98	AG	No
53	647205 Ont. Ltd. In Trust 830 Passmore Ave. Scarborough, Ont. M1S 3B2	Passmore N/S	2.10 (5.19)	MS	No
54	Tap Steeles Investments Ltd. 1110 Finch Ave. West Suite 300 Downsview, Ont. M3J 2T2	Steeles S/S	25.90 (64.00)	M,MG,MS	No
55	North American Life Assurance Company 105 Adelaide Street West Toronto, Ont. M5H 1P9	Steeles S/S	39.19 (96.83)	M,MG,MS,AG,	No
56	Cedar Brae Golf & Country Club Steeles Avenue East R.R. #1 Milliken, Ont. L0H 1K0	Steeles S/S	64.59 (159.61)	AG	No
57	Manchuria Investments Inc. 70 Connie Cres. Units 12 & 13 Concord, Ont. L4K 1L6	Passmore S/S	75.36 (186.20)	AG	No
	Note: An official plan amendment has been submitted to support Industrial & Residential uses on site 57				
58	Vince Maduri & Vito Pittelli 11 Brookshire Blvd. Scarborough, Ont. M1W 1X4	Neilson E/S	5.26 (13.00)	AG	No
59	Vito Rapponi Estate of R.R. #1 Neilson Rd. Scarborough, Ont. M1X 1C8	Neilson E/S	4.10 (10.12)	AG	No
60	Bela & Patricia Kaposi 4 Barker Crt. Markham, Ont. L3P 3X8	Neilson E/S	2.57 (6.35)	AG	No
	Note: An official plan amendment has been submitted to support Industrial uses on sites 59 & 60				
61	Manchuria Investments Ltd. See Site 57	Staines W/S	3.98 (9.84)	AG	No
62	Mivida Management Ltd. See Site 3	Staines W/S	41.53 (102.61)	AG	No
63	Magnolia Builders Ltd. 305 Milner Ave. Suite 1002 Scarborough, Ont. M1B 3V4	Finch N/S	0.91 (2.24)	AG	No
	Note: An application has been submitted to rezone site 63 for Industrial uses				
64	Tripsed Investments Ltd. 99 Scarsdale Rd. Suite 100 Don Mills, Ont. M3B 2R2	Neilson E/S	9.25 (22.86)	AG	No
65	Swindon Investments Ltd. Windley & Overbank Ltd. Ellendale Inv. Ltd. 3520 Pharmacy Ave. Unit 1 Scarborough, Ont. M1W 2T8	Neilson E/S	24.52 (60.59)	AG	No
66	Melford Development Inc. 101 Duncan Mill Rd. Suite 500 Don Mills, Ont. M3B 1Z3	Neilson W/S	1.09 (2.70)	M,OU	No
67	Melford Development Inc. See Site 66	Neilson W/S	1.45 (3.58)	M,OU	No
68	Weblo Ontario Limited c/o Sagitta Development & Management Inc. 101 Duncan Mill Rd. Suite 500 Don Mills, Ont. M3B 1Z3	Neilson W/S	1.51 (3.74)	M	No
69	Weblo Ontario Limited See Site 68	Torham S/S	1.68 (4.15)	M	No
70	Weblo Ontario Limited See Site 68	Torham N/S	1.66 (4.10)	M	No

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
71	Bonnydon Ltd. 5001 Dufferin St. Thornhill, Ont. L4J 2K2	Neilson W/S	2.87 (7.09)	M,MG	No
72	Bonnydon Ltd. See Site 71	Neilson W/S	4.23 (10.45)	M,MG	No
73	Shields Property Management Ltd. 2221 Yonge St. Suite 606 Toronto, Ont. M4S 2B4	Neilson W/S	26.34 (65.09)	AG	No
74	Runnymede Investment Corporation Ltd. 1051 Tapscott Rd. Scarborough, Ont. M1X 1A1	Neilson W/S	2.87 (7.09)	AG	No
75	410821 Ont. Ltd. 17 Malley Rd. Scarborough, Ont. M1L 2E4	Passmore S/S	1.56 (3.85)	MS	No
76	Anthony & David Foscarini, Comello Corrado 17 Malley Road Scarborough, Ont. M1L 2E4	Passmore S/S	3.74 (9.24)	MS	No
77	Tap-Steeles Investments Ltd. See Site 54	Passmore & Tapscott S/E Corner	8.09 (20.00)	MS	No
78	Vevia Holdings Limited c/o A.C. Wilson 1810 Avenue Rd. Toronto, Ont. M5M 3Z2	Tapscott E/S	4.62 (11.42)	MS	No
79	Shields Property Management Ltd. See Site 73	Tapscott E/S	13.51 (33.38)	MS	No
80	Taylor Soaps Perfumes Ltd. 30 Kern Road Don Mills, Ont. M3B 1T1	Pullman W/S	1.56 (3.86)	MS	Yes
	Note: A site plan control application has received final approval for Industrial development on site 80				
81	N.H.D Developments Ltd. 3700 Steeles Avenue West Suite 800 Woodbridge, Ont. L4L 8M9	Finchdene S/S	3.38 (8.35)	M	Yes
82	Runnymede Investment Corporation Ltd. 1051 Tapscott Rd. Scarborough, Ont. M1W 2T8	Tapscott W/S	1.04 (2.56)	MS	Yes
	Note: A site plan control application has been submitted for Industrial development on site 82				
83	Runnymede Investment Corporation Ltd. See Site 74	McNicoll S/S	1.89 (4.67)	M	Yes
84	Runnymede Investment Corporation Ltd. See Site 74	Ironside W/S	2.02 (5.00)	MDC	Yes
	Note: An application has been submitted to rezone site 84 for Industrial uses				
85	Runnymede Investment Corporation Ltd. See Site 74	Passmore & Markham S/E Corner	1.10 (2.71)	M	No
	Note: A site plan control application has received final approval for Industrial development on site 85				
86	Runnymede Investment Corporation Ltd. See Site 74	Passmore S/S	0.82 (2.03)	M	No
87	Runnymede Investment Corporation Ltd. See Site 74	Passmore S/S	0.81 (2.00)	MG	No
88	Runnymede Investment Corporation Ltd. See Site 74	Passmore S/S	0.81 (2.00)	MG	No
89	Runnymende Investment Corporation Ltd. See Site 74	Passmore S/S	0.80 (1.97)	MG,MS	No
90	Runnymede Investment Corporation Ltd. See Site 74	Passmore & Tapscott S/W Corner	1.01 (2.50)	MS	No

WEXFORD INDUSTRIAL DISTRICT

Area: 122.4 ha	Occupied Land: 122.2 ha Vacant Land: 0.2 ha
Number of Sites: 161	Single Use Sites: 116 Multiple Use (Mall) Sites: 44 Vacant Sites: 1
Total Employment: 9,902	Single Use Site Employment: 7,440 Multiple Use Site Employment: 2,462
Major Employers:	Laura Secord Inc.: 630 Crouse Hinds: 400

The Wexford Industrial District is located in the western industrial corridor bordered by the Ellesmere Industrial District to the north and the Golden Mile Industrial District to the south.

There is presently one vacant site in the Wexford Industrial District.

The employment density of the Wexford Industrial District is 81.0 employees/hectare of occupied land. This is the second highest employment density among the industrial districts. The employment density for Wexford increased by 10.8 employees/hectare since 1985.

The total employment of the Wexford Industrial District is 9,902. This is a increase of 1,348 employees from 1985. During this time, multiple use site employment increased by 923 employees, and single use site employment increased by 425 employees.

Highway 401 is accessible from the Wexford Industrial District via Warden Avenue which acts as the western boundary of the district. Within the district, the majority of the sites are fronted on the two lowest classes of roads. The CPR line runs through the district.

WEXFORD INDUSTRIAL DISTRICT
EMPLOYMENT BY SECTOR
1990

Construction	171
Manufacturing	4,765
Transportation	735
Wholesale Trade	399
Retail Trade	566
Finance	121
Services	1,558
Public Administration	1,587
Total	9,902

WEXFORD INDUSTRIAL DISTRICT
EMPLOYMENT BY INDUSTRIAL GROUP
MANUFACTURING SECTOR
1990

Food & Beverage Products	802
Tobacco Products	0
Textile Mill Products	353
Clothing & Fabric Products	30
Wood & Lumber Products	25
Furniture & Fixtures	16
Paper & Allied Products	103
Printing & Publishing	174
Chemical & Allied Products	89
Petroleum Related Industries	15
Rubber & Plastic Industries	96
Leather Products	0
Stone, Glass, & Concrete Products	1
Primary Metal Industries	0
Fabricated Metal Products	220
Machinery	1,081
Electrical & Electronic Machinery	950
Transportation Equipment	70
Scientific Equipment	4
Miscellaneous Manufacturing	736
Total	4,765

WEXFORD INDUSTRIAL DISTRICT

Site #	Owner's Name & Address	Location of Site	Site Area Hectares (Acres)	Zoning	Serviced
1	Standard Lloyds Trading (Canada) Ltd. P.O. Box 36 Don Mills, Ont. M3C 2R6	Lawrence & Birchmount S/W Corner	0.18 (0.44)	A	Yes

Note: A site plan control application has received final approval for Office, Commercial, & Residential development on site 1

CITY OF SCARBOROUGH
COUNCIL MEMBERS

MAYOR

Joyce Trimmer

COUNCILLORS

Harvey Barron	Ward 1
Gerry Altobello	Ward 2
John Wardrope	Ward 3
Lorenzo Berardinetti	Ward 4
Marilyn Mushinski	Ward 5
Paul Mushinski	Ward 6
Fred Johnson	Ward 7
Shirley Eidt	Ward 8
Ron Moeser	Ward 9
Ron Watson	Ward 10
Sherene Shaw	Ward 11
Doug Mahood	Ward 12
Bas Balkissoon	Ward 13
Edith Montgomery	Ward 14